



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance annexing territory to the corporate limits –1.969 acres at 831-833 Guilford College Road

| | | | |
|--------------|--------------------------------|-----------------------|--------------------------------|
| Department: | Planning | Current Date: | 5/24/06 |
| Contact 1: | Alec MacIntosh | Public Hearing: | Yes, at 6/6/06 Council meeting |
| Phone: | 373-2747 | Advertising Date: | |
| Contact 2: | Dick Hails | Advertised By: | |
| Phone: | 373-2922 | Authorized Signature: | <i>Alexander G. MacIntosh</i> |
| Attachments: | Attachment A: "PL(P)06-20" map | | |

PURPOSE:

Nancy L. Coltrane, Tamara C. Edwards, Leon Miller, and Julia V. Miller have petitioned the City for annexation of their property located at 831-833 Guilford College Road. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:

This property abuts the primary city limits on its northwest side and on a portion of its northeast side.

It is within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan.

There is a 12-inch water line in Guilford College Road and in Sapp Road. There is no sewer line alongside the property at present. It is the City's policy that the property owner is responsible for extending a sewer line.

Fire service can be provided with moderate difficulty, as this property is at the edge of the City Fire Department's response capability. The Police Department estimates moderate impact on its service provision. Other City services can be provided in a manner similar to their provision to the previously-annexed properties nearby.

BUDGET IMPACT:

Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning Board and to City Council.

The Planning Board recommended this annexation at its April meeting on a vote of 6-0 (Bryson, Hall, Marks, McIntyre, Landau, and Rhodes).

Agenda Item: 7

CITY COUNCIL

June 6, 2006

ATTACHMENT A



PROPOSED ANNEXATION
831-833 Guilford College Rd
TAX MAP: ACL 1-28-931-17 & 18
1.969 ACRES

PL(P)06-20

SAPP RD



1"=200'
SHEET
216 & 217



City of Greensboro
City Council
Agenda Item

RECEIVED

MAY 22 2006

Legislative Department

TITLE: Connections 2025 Comprehensive Plan Generalized Future Land Use Map Amendment

| | | | |
|-------------|---------------|-----------------------|---------------------|
| Department: | Planning | Current Date: | May 19, 2006 |
| Contact 1: | Heidi Galanti | Public Hearing: | June 6, 2006 |
| Phone: | 574-3576 | Advertising Date: | May 18 and 25, 2006 |
| Contact 2: | Bill Ruska | Advertised By: | City Clerk |
| Phone: | 373-2748 | Authorized Signature: | <i>twHair</i> |

Attachments:

Attachment A: Map of the Comprehensive Plan amendment
Attachment B: A copy of the staff report for the Comprehensive Plan amendment and rezoning request

The staff report is provided in this packet for the Comprehensive Plan amendment CP-06-14 and the rezoning request PL(Z) 06-34.

PURPOSE:

Henry H. Isaacson, applied for an amendment to the *Connections 2025 Comprehensive Plan* Generalized Future Land Use Map (Figure 4-2) from the High Residential to the Commercial land use classification for a portion of the property located on the northeast quadrant of Guilford College Road and Sapp Road.

The City Council will conduct a public hearing to receive public comment and consider action on this amendment.

BACKGROUND:

This request for a Connections 2025 Generalized Future Land Use Map amendment is directly related to a rezoning request for this same area. See attachments for more information.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends denial of this ordinance.

**Public Hearing
City Council
June 6, 2006**

Industrial/Corporate Park

HORNADAY RD
NICHOLAS RD

High Residential

Commercial

CP-06-14

Commercial

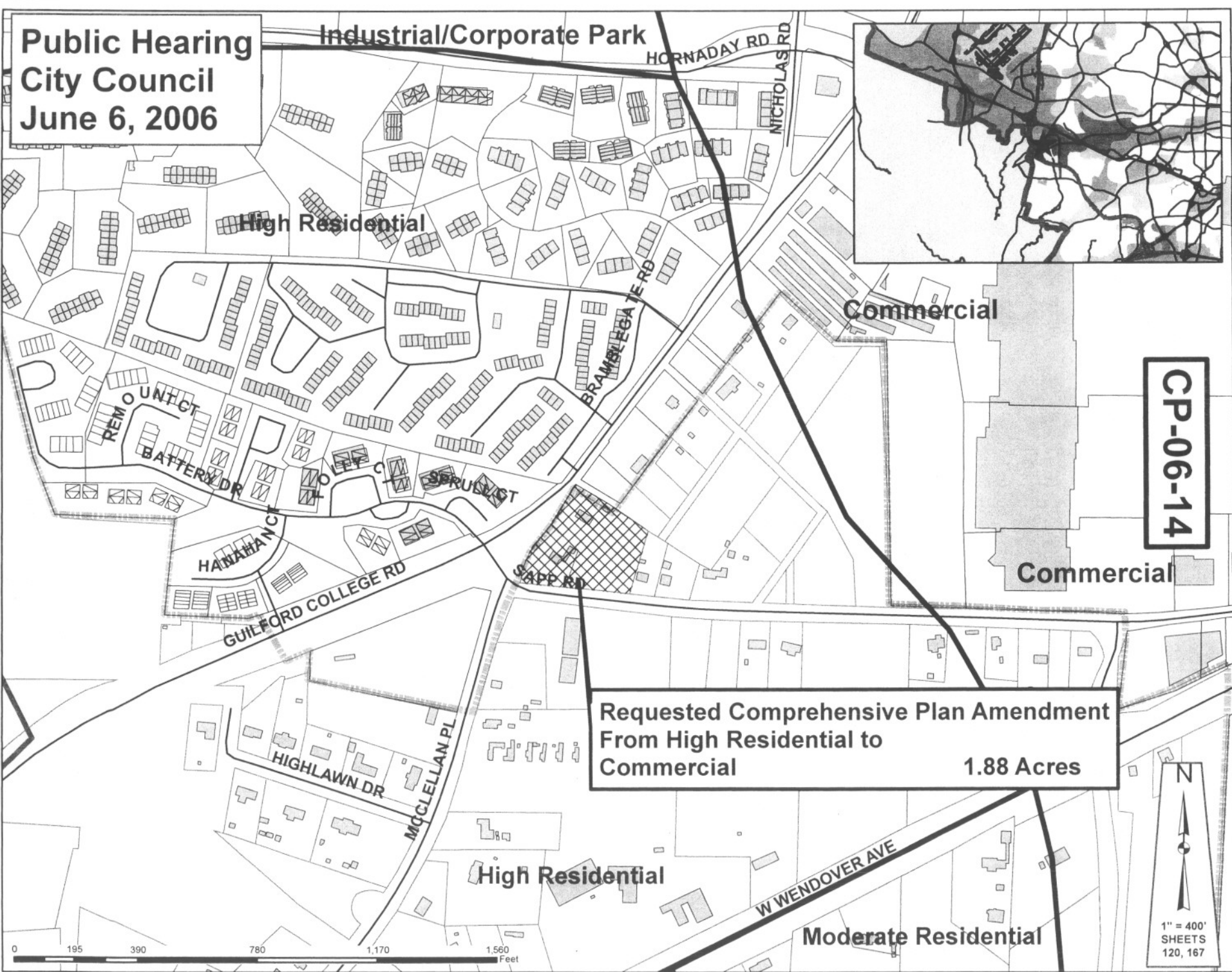
**Requested Comprehensive Plan Amendment
From High Residential to
Commercial**

1.88 Acres

High Residential

W WENDOVER AVE

Moderate Residential



0 195 390 780 1,170 1,560 Feet

1" = 400'
SHEETS
120, 167

**Attachment B
(CP-06-14)**

**City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
May 8, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: I

Location: Northeast quadrant of Guilford College Road and Sapp Road

Applicant: Leon and Julia Mills, Nancy Coltrane, and Tamara Edwards

Owner: Leon and Julia Mills, Nancy Coltrane, and Tamara Edwards

GFLUM

From: High Residential

To: Commercial

Zoning

From: County RS-40 and City RS-12

To: City CD-GB

- Conditions:**
- 1) Uses: All uses in the Limited Business zoning district, plus restaurant/coffee shop with drive thru.
 - 2) Any building shall be constructed of substantially brick building materials.
 - 3) All exterior lighting shall be directed away from adjoining properties.
 - 4) Any building on the subject property shall be limited to one story in height.

| SITE INFORMATION | |
|-----------------------------|--|
| Maximum Developable Units | N/A |
| Net Density | N/A |
| Existing Land Use | Single Family Dwelling |
| Acreage | 1.88 |
| Physical Characteristics | <i>Topography:</i> Generally flat <i>Vegetation:</i> Some mature trees <i>Other:</i> N/A |
| Overlay Districts | N/A |
| Historic District/Resources | N/A |
| Generalized Future Land Use | High Residential |
| Other | N/A |

| SURROUNDING ZONING AND LAND USE | | |
|--|--|--------------------|
| Location | Land Use | Zoning |
| <i>North</i> | Single Family Residential | Co. RS-40 / RS-12 |
| <i>South</i> | Time Warner Cable / Pierce Homes of Carolina | Co. GO-M / CD-GO-M |
| <i>East</i> | Single Family Residential | Co. RS-40 |
| <i>West</i> | Charlestowne Crossing Condominiums | CD-RM-12 |

| ZONING HISTORY | | |
|-----------------------|-------------|------------------------|
| Case # | Year | Request Summary |
| N/A | | |

| DIFFERENCES BETWEEN RS-40 & RS-12(EXISTING) AND CD-GB (PROPOSED) ZONING DISTRICTS |
|--|
| <p>RS-40: Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one or more of the following characteristics: (a) Lies within the 60 DNL noise contour; (b) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; or (c) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service.</p> <p>RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.</p> <p>CD-GB: Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks. See Conditions for use limitations and other restrictions.</p> |

| TRANSPORTATION | |
|------------------------------|---|
| Street Classification | Guilford College Road – Major Thoroughfare, Sapp Road – Sub-Collector Street. |
| Site Access | One access proposed per street frontage. All driveways must meet the City of Greensboro and NCDOT Driveway Standards. It should be noted that if full access is approved on Guilford College Road that full access is not guaranteed indefinitely. Should safety and/or operational issues occur in the future then this access point may be restricted to a right in right out only w/ a center island median in order to address these issues. |
| Traffic Counts | Guilford College Road ADT = 28,000. |
| Trip Generation | 24 Hour = 1,712, AM Peak Hour = 263, PM Peak Hour = 240. |
| Sidewalks | Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets. |
| Transit | Yes. |
| Traffic Impact Study | Yes required per TIS Ordinance. Please see the Additional Information section of this staff report for the Executive Summary. |
| Street Connectivity | N/A. |
| Other | N/A. |

| ENVIRONMENTAL REVIEW | |
|-------------------------------|---|
| Water Supply Watershed | Yes, Lower Randleman Lake WS IV |
| Floodplains | N/A |
| Streams | N/A |
| Other | Maximum percentage of built upon area per watershed density is 50%. Low density development is for sites where the proposed built upon area is from 0-12% of the total site acreage and high density development is from 12-50%. If high density development is proposed all the built upon area must drain and get treated by a State approved device (pond or similar). |

| LANDSCAPING REQUIREMENTS | |
|---------------------------------|--|
| Location | Required Planting Yard Type and Rate |
| <i>North</i> | Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100' |
| <i>South</i> | Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' |
| <i>East</i> | Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100' |
| <i>West</i> | Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' |

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 5F.2: Improve design standards for new development to enhance community appearance and sense of place.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Existing:

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service. Within this district, office buildings may also be accommodated.

Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

Proposed:

Commercial: This designation applies to large concentrations of commercial uses, such as recently constructed major shopping centers and "big box" retail. Such properties may not be expected to undergo redevelopment or a change in use over the plan horizon, and the immediate areas in which they are located may not be suitable for the introduction of mixed uses. While some new commercial centers are anticipated, in general ***new retail and commercial service uses will be encouraged within more diversified mixed-use centers rather than as stand-alone shopping centers or expanding highway commercial "strips."***

| COMPREHENSIVE PLAN AMENDMENT HISTORY | | |
|--------------------------------------|------|--|
| Case # | Date | Request Summary |
| CP-06-13 | | A request to amend the GFLUM from Moderate Residential to High Residential on Wendover Avenue east of Brewster Drive will be considered at the same meeting as this request. |

APPLICANT STATED REASONS FOR REQUEST

Explain in detail why the change is needed and a justification for such a change:

Guilford College Road has recently been widened at this location. Moreover, there are many new residential developments in the area without an abundance of small neighborhood serving retail establishments.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

Recently a new townhome development was approved on Sapp Road near the subject property/intersection. The Greensboro Urban Loop is scheduled to be built just to the south of the subject intersection/property.

COMPREHENSIVE PLAN ANALYSIS

Need for the Proposed Change:

The applicant is requesting this change to build a retail establishment. This area is currently depicted as High Residential on the Generalized Future Land Use Map which accommodates high-density apartment dwellings, condominiums, life care, and similar housing types. Office buildings may also be accommodated within this land use classification. North and east of the subject property are single-family homes, south is Time Warner Cable, and west are condominiums.

This area was designated as High Residential because of its proximity to the Urban Loop and the large area of commercial uses to the east. It was felt that high density residential would be a good support for the commercial land uses and provide easy access onto the loop for travel to jobs. This land use classification also supports office buildings which are also seen as complimentary to the residential and the commercial uses.

Additionally, this High Residential area and the Moderate Residential area to the south provide a break between two commercial areas, one in Greensboro's jurisdiction (Wendover and Bridford Parkway) and the other just to the west in High Point's jurisdiction at the Wendover and Piedmont Parkway intersection.

Staff feels that there is an abundance of commercial in this area to serve the residential and that allowing for more in this area will encourage the stripping of commercial along the east side of Guilford College from Hornaday Road down to this site.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):

This property adjoins the city limits on a portion of its northeast side and all of its northwest side.

It is within the Tier One (Current Growth Area) on the Growth Strategy Map of Connections 2025.

There is a 12-inch water line in Guilford College Road and in Sapp Road along both the property's frontages.

There is no sewer line alongside the property at present. It is the City's policy that the property owner is responsible for extending a sewer line. Extension of a new sewer line from an existing sewer line several hundred feet to the southwest appears to be the most likely approach to sewerage this property.

Fire service can be provided with moderate difficulty, as this property is at the edge of the City Fire Department's response capability. There is a rural fire department with whom the City can contract.

The Police Department estimates moderate impact on its service provision, resulting mainly from vehicle conflicts turning into and out of the property.

Other City services can be provided in a manner similar to their provision to the previously-annexed properties nearby.

Implications, if any, the Amendment may have for Other Parts of the Plan:

It could encourage other similar requests along the eastern side of Guilford College Road between this site and the existing commercial uses to the north.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):

None

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on Monday, May 1, 2006, and made the following comments concerning this request:

- Don't want to break the land use for this small of a tract;
- Apartments, condos, or office may be better in this location;
- It is a corner lot that could also support commercial;
- It doesn't allow for good planning; and
- It would be better if it were closer to Wendover Avenue

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The Guilford College Road Corridor Study (April 15, 1998) included this property within the Guilford College Road Subcorridor (South of I-40). The Plan had this to say about this area:

"The entire west side of the stretch of Guilford College Road south of Nicholas Road is zoned multifamily residential (RM-12), with most units built within the last 15 years and others yet to be constructed. **The east side is primarily a mix of single-family residential homes and light industrial (e.g. mini-storage units and an automobile paint and body shop).** However, much of the land in the extensive RS-40 District to the northeast of the Guilford College Road/Sapp Road intersection is currently underutilized or vacant. This same land is to the immediate west of the Wendover Place Shopping Center and is unlikely to remain RS-40 in the immediate future. **We recommend that this area be considered for additional multi-family units or**

low-to-moderate intensity offices that can act as a land use buffer between the Wendover Place Shopping Center and the multi-family housing along the west side of Guilford College Road. Furthermore, this recommendation is consistent with the 1995 West Wendover Avenue/Guilford College Road Corridor Plan that was adopted by the High Point City Council in June 1995 and prepared in collaboration with the Planning Departments of High Point, Greensboro, and Guilford County."

Other Plans: N/A

STAFF COMMENTS

Planning: Staff feels that the recommendation in the Guilford College Corridor Plan as quoted above is still valid, i.e. that this area be considered for additional multi-family units or low-to-moderate intensity offices that can act as a land use buffer between the Wendover Place Shopping Center and the multi-family housing along the west side of Guilford College Road. Furthermore, staff feels that approval of this request will encourage "strip commercial" development along Guilford College Road which is inconsistent with the goal for new retail and commercial service uses within an area which may be designated as Commercial on the Generalized Future Land Use Map. This proposal is certainly inconsistent with the current classification of High Residential which is described above and which staff believes to be the appropriate future land use classification for this area.

GDOT: No additional comments.

Water Resources: Channels that carry public water require a Drainage Maintenance and Utility Easement (DMUE). The width depends on the runoff that the channel carries.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends denial of the Comprehensive Plan amendment to the Commercial land use classification and denial of the original zoning and rezoning to Conditional District – General Business primarily due to:

- this will likely encourage the stripping of commercial along the east side of Guilford College Road from Hornaday Road down to this site and this is not supported by the Guilford College Road Corridor study or the Comprehensive Plan; and
- this High Residential area and the Moderate Residential area to the south provide a break between two existing commercial areas, one in the Greensboro jurisdiction (Wendover and Bridford Parkway) and the other just to the west in the High Point jurisdiction at the Wendover and Piedmont Parkway intersection.

ADDITIONAL INFORMATION

Sapp Road Commercial Development - Traffic Impact Analysis

Prepared for MPR Properties

February 24, 2006

Executive Summary

MPR Properties proposes to develop a commercial development off Guilford College Road in Greensboro, NC (see figure 1). The site plan proposes to rezone for a 12,000 SF of retail and a 3,000 SF coffee shop with drive-thru. The project proposes two access points; one full access on Sapp Road and one full access on Guilford College.

The City of Greensboro has requested a traffic analysis to determine the effect of this proposed project. Transportation engineering consultant firm *John Davenport Engineering Inc.* was contracted to provide the traffic study for this proposed development. The following intersections were included in the study:

- Guilford College Road at Sapp Road (existing unsignalized)
- Guilford College Road at Proposed Access (proposed entrance)
- Sapp Road at Proposed Access (proposed entrance)

These intersections were analyzed for:

- 2006 Existing Conditions
- 2007 Future No-Build Conditions
- 2007 Future Build conditions

The site is proposed to be built-out by 2007.

This proposed development is expected to generate approximately 1,712 daily weekday trips; with 263 trips during the AM peak and 240 trips during the PM peak. The following is a level of service table for the projected impact of this development:

| Level of Service | | | | | | |
|---|----------------------|----------------------|----------------------|-----------------------|-----------------------|----------------------|
| Intersections | AM Peak | | | PM Peak | | |
| | 2006 Existing | 2007 Future No-Build | 2007 Future Build | 2006 Existing | 2007 Future No-Build | 2007 Future Build |
| Guilford College Road @ Sapp Road | F (86.5) WB Approach | F (86.5) WB Approach | F (1007.0) WBL | F (524.6) EB Approach | F (741.5) EB Approach | F (***) EB Approach |
| Guilford College Road @ Proposed Access | | | C (17.5) WB Approach | | | C (15.3) WB Approach |
| Sapp Road @ Proposed Access | | | A (9.0) SBL | | | A (9.5) SBL |

Based on the traffic analysis results, the following recommendations are made:

Guilford College Road at Sapp Road (existing unsignalized)

- Based on the LOS analysis, a traffic signal may be warranted at this intersection in the future with the construction of this development.
- Construct a 100-foot westbound left turn lane at Guilford College Road.

Guilford College Road at Proposed Access (proposed entrance)

- No improvements recommended. Analysis indicates that a full access drive should operate reasonably well at this location.

Sapp Road at Proposed Access (proposed entrance)

- Construct a 100-foot eastbound left turn lane on Sapp Road at the proposed entrance.

Analysis indicates that this proposed development will have an effect on the Guilford College/Sapp Road intersection. It is currently experiencing long delays during both peaks and these delays can be expected to increase regardless whether this project is built or not. With the recommended geometric improvements on Sapp Road, the impact of this development can be mitigated. A Signal Warrant Analysis should be performed to identify whether or not traffic volumes have reached the projected levels to warrant the installation of a signal.



City of Greensboro
City Council
Agenda Item

TITLE: Establishment of Original Zoning and Rezoning of Property Located at the Northeast Quadrant of Guilford College Road and Sapp Road

| | | | |
|-------------|---------------------|-----------------------|---------------------|
| Department: | Planning Department | Current Date: | May 24, 2006 |
| Contact 1: | Richard Hails | Public Hearing: | June 6, 2006 |
| Phone: | 373-2922 | Advertising Date: | May 18 and 25, 2006 |
| Contact 2: | Bill Ruska | Advertised By: | City Clerk |
| Phone: | 373-2748 | Authorized Signature: | <i>RWHails</i> |

Attachments: Attachment A: Vicinity Map (PL(Z) 06-34)
Attachment B: Minutes of May 8, 2006 Zoning Commission Meeting
Attachment C: Zoning Staff Report (**Attached to Comprehensive Plan Amendment CP-06-14 Agenda Item**)

PURPOSE:

Leon and Julia Mills, Nancy Coltrane, and Tamara Edwards applied for the establishment of original zoning from County Zoning RS-40 Residential Single Family and rezoning from City Zoning RS-12 Residential Single Family to City Zoning Conditional District – General Business for property located at the northeast quadrant of Guilford College Road and Sapp Road. The Zoning Commission considered this application on May 8, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 9 to 0 to recommend approval of this request.

There were two speakers in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of May 8, 2006 Zoning Commission Meeting).

This Conditional District – General Business original zoning and rezoning application contains the following conditions:

- 1) Uses: All uses in the Limited Business zoning district, plus restaurant/coffee shop with drive thru.
- 2) Any building shall be constructed of substantially brick building materials.
- 3) All exterior lighting shall be directed away from adjoining properties.
- 4) Any building on the subject property shall be limited to one story in height.

A vicinity map of the proposed original zoning is attached and a copy of the Staff Report is attached to the Agenda Item for Comprehensive Plan Amendment CP-06-14

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends denial of this ordinance.

ATTACHMENT B

MINUTES OF MAY 8, 2006 ZONING COMMISSION MEETING (PL(Z) 06-34)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Henry Isaacson, Esq., 101 West Friendly Avenue, handed up materials for the Commission's consideration. He then explained the contents of the materials. He said hopefully if this request is approved, the intersection of Guilford College Road and Sapp Road would be signalized soon, as called for in the Executive Summary of the Traffic Impact Study. Letters went to all the adjoining neighbors, advising them of this particular development. Here there will be sidewalks along Guilford College Road and Sapp Road as a part of this development. Residents in the multifamily development along College Road can easily walk to this site instead of having to fight the traffic on nearby Wendover Avenue. This is not a giant shopping center or a mall; it is a 1.8 acre tract at the corner of a busy intersection. He submitted there was a far better chance that more multifamily homes will be built away from this corner than at the corner because of the Time Warner Storage Yard. He felt for the neighborhood that more good and convenience could result from this development than any possible harm.

Bryan Pierce, Vice President of Pierce Homes, 908 McClellan Place, said their offices are immediately adjacent to this property. He was a developer in the City, his company having built most of the multifamily across the street from the subject property. While he had no business relationship with the applicant, he does have an interest as an adjacent property owner. As an adjacent property owner and developer, he submitted that this project makes a lot of sense for the area and, in his opinion, is the highest and best use of this land. They would be a welcome addition to the area and have his full support.

There was no one present to speak in opposition to this request. Chair Wolf closed the public hearing.

Mr. Hails said clearly this area is in a lot of transition, ranging from the major Urban Loop and relocation of Guilford College Road to the land uses in the area. Single family zoning in this location is not going to stay. The current Comp Plan calls for high residential in this location. Staff thinks comparable density kinds of development, such as office or even mixed uses with integration with surrounding uses would be appropriate. There is a Comp Plan Amendment recommended along with this request. Major commercial exists to the east of here in the Wendover/Bridford Parkway/Hornaday area and High Point further to the west. Not only our Comp Plan, but two other adopted plans from 1998, the Guilford College Road Corridor Study and the 1995 West

Wendover/Guilford College Road Corridor Study express the concern that they do not want the commercial to merge between those two commercial centers throughout the residential. Staff thinks that a limited commercial and carefully design setting would be fine. Staff does have a legitimate concern that if this area is rezoned stand alone commercial by itself that the tracts north of here up to Hornaday Road would be under similar pressure and staff does not want to see that happen in the area. They are not necessarily against some type of commercial in a mixed use setting that might serve the residential around there, but feel the election of not including conditions to show how it is going to occur in more detail and to set this off of other commercial zonings that could occur north of this site is a concern and staff recommends denial of the request.

Several Commissioners discussed how they would vote and why.

In response to a question from Ms. Miller, Ms. Reeves with GDOT said the traffic study analyzed the level of service for that intersection, which basically tells you the delay on the side street. If GDOT put a signal at every driveway/side street that had a level of service of F in the City, they would have signals everywhere. They would not work like GDOT needs them to work. They would over-using their devices. An analysis has not been completed to clearly identify the need for a signal. She knew that a warrant analysis was done in-house by their Signal Systems Engineer and at this time it is not even close to meeting warrants for a signal. GDOT does not install a signal until it becomes warranted and at that time, it is just a matter of them designing the signal, ordering the equipment and installing it. There has been no study to prove that a signal is warranted.

Ms. Shipman said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located at the northeast quadrant of Guilford College Road and Sapp Road from County RS-40 and City RS-12 to City CD-GB, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: it promotes a sound, sustainable pattern of land use for development at the fringe; it continues to link City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas. Mr. Gilmer seconded the motion. The Commission voted unanimously 9-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Spangler, Wright. Nays: None.)



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance annexing territory to the corporate limits –6.118 acres at 4535 West Wendover Avenue

| | | | |
|--------------|--------------------------------|-----------------------|--------------------------------|
| Department: | Planning | Current Date: | 5/24/06 |
| Contact 1: | Alec MacIntosh | Public Hearing: | Yes, at 6/6/06 Council meeting |
| Phone: | 373-2747 | Advertising Date: | |
| Contact 2: | Dick Hails | Advertised By: | |
| Phone: | 373-2922 | Authorized Signature: | <i>Alexander G. MacIntosh</i> |
| Attachments: | Attachment A: "PL(P)06-18" map | | |

PURPOSE:

Frederick Butler, Jr. has petitioned the City for annexation of his property located at 4535 W. Wendover Avenue. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:

This property is approximately 900 feet west of the primary city limits. It is within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan.

This lot now holds two single family houses, and a residential condominium development is proposed to replace these.

There is an 8-inch water line in the street, as well as an 8-inch sewer line.

Fire service can be provided with moderate difficulty, as this property is at the edge of our Fire Department's response capability. The Police Department estimates minor impact on its service provision. Other City services can be provided in a manner similar to their provision to the previously-annexed properties to the east.

BUDGET IMPACT:

Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning Board and to City Council.

The Planning Board recommended this annexation at its April meeting on a vote of 6-0 (Bryson, Hall, Marks, McIntyre, Landau, and Rhodes).

CITY COUNCIL
June 6, 2006

ATTACHMENT A

PL(P)06-18

PROPOSED ANNEXATION
4535 W Wendover Ave
TAX MAP: ACL 1-28-931-56
6.118 ACRES

PL(P)06-17

**Recommended by
Planning Board on
April 19, 2006
City Council Date
TBA**





City of Greensboro
City Council
Agenda Item

RECEIVED

MAY 22 2006

Legislative Department

TITLE: Connections 2025 Comprehensive Plan Generalized Future Land Use Map Amendment

| | | | |
|--|---------------|-----------------------|---------------------|
| Department: | Planning | Current Date: | May 19, 2006 |
| Contact 1: | Heidi Galanti | Public Hearing: | June 6, 2006 |
| Phone: | 574-3576 | Advertising Date: | May 18 and 25, 2006 |
| Contact 2: | Bill Ruska | Advertised By: | City Clerk |
| Phone: | 373-2748 | Authorized Signature: | <i>Bill Ruska</i> |
| Attachments: Attachment A: Map of the Comprehensive Plan amendment Attachment B: A copy of the staff report for the Comprehensive Plan amendment and rezoning request The staff report is provided in this packet for the Comprehensive Plan amendment CP-06-13 and the rezoning request PL(Z) 06-33. | | | |

PURPOSE:

Scott Bayer, applied for an amendment to the *Connections 2025 Comprehensive Plan* Generalized Future Land Use Map (Figure 4-2) from the Moderate Residential to the High Residential land use classification for a portion of the property located on the south side of West Wendover Avenue east of Brewster Drive and north of Cates Drive.

The City Council will conduct a public hearing to receive public comment and consider action on this amendment.

BACKGROUND:

This request for a Connections 2025 Generalized Future Land Use Map amendment is directly related to a rezoning request for this same area. See attachments for more information.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of this ordinance.

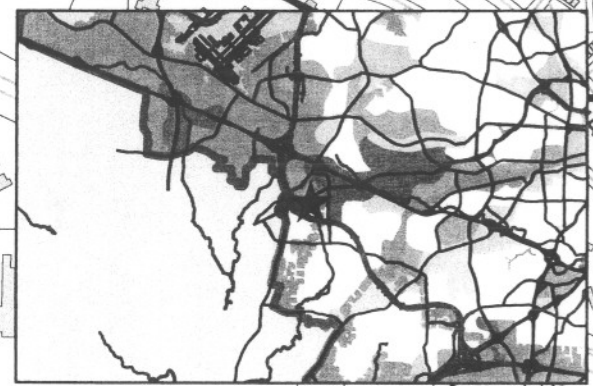
Agenda Item: 11

Public Hearing
City Council
June 6, 2006

Industrial

Commercial

High Residential



SAPR RD

Commercial

LANDOVER RD

CANADA RD

High Residential

W WENDOVER AVE

HICKORY GROVE RD

Western
Urban
Loop

REQUESTED COMPREHENSIVE PLAN AMENDMENT
FROM MODERATE RESIDENTIAL TO
HIGH RESIDENTIAL
6.118 ACRES

Moderate Residential

Commercial

Moderate
Residential

EAGLE RD

QUEEN RD

BRIDGE RD PL

FENTRESS ST

PEGASUS CT

ADVIEW DR

CP-06-13

N

1" = 800'
SHEET
216

0 400 800 1,600 2,400 3,200 Feet

**Attachment B
(CP-06-13)**

**City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
May 8, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: H
Location: 4533-4535 West Wendover Avenue (South side of West Wendover Avenue east of Brewster Drive and north of Cates Drive)

Applicant: SRJ Properties, LLC
Owner: Robert Lee Wiseman

GFLUM
From: Moderate Residential
To: High Residential

Zoning
From: County CU-RM-18
To: City CD-RM-18

- Conditions:**
- 1) Uses: Condominiums for sale.
 - 2) Exterior façade construction shall be substantially of brick material.
 - 3) Condominiums shall be limited to three stories.
 - 4) Limited to one curb cut on W. Wendover Avenue.
 - 5) Along the western property line a type "B" yard with type "A" plantings shall be required and utilizing the existing vegetation to the maximum extent.

| SITE INFORMATION | |
|-----------------------------|--|
| Maximum Developable Units | 108 |
| Net Density | 17.6 dwelling units per acre |
| Existing Land Use | Single Family Dwellings |
| Acreage | 6.118 |
| Physical Characteristics | <i>Topography:</i> Steep slope at southern & eastern portions of property <i>Vegetation:</i> Mostly wooded <i>Other:</i> N/A |
| Overlay Districts | N/A |
| Historic District/Resources | N/A |
| Generalized Future Land Use | Moderate Residential |
| Other | N/A |

| SURROUNDING ZONING AND LAND USE | | |
|--|---------------------------|-------------------------|
| Location | Land Use | Zoning |
| <i>North</i> | Rural Residential | Co. GO-M |
| <i>South</i> | Single Family Residential | Co. RS-40 |
| <i>East</i> | Rural Residential | Co. GO-M / Co. RS-40 |
| <i>West</i> | Single Family Residential | Co. RS-40 |

| ZONING HISTORY | | |
|-----------------------|-------------|------------------------|
| Case # | Year | Request Summary |
| N/A | | |

| DIFFERENCES BETWEEN COUNTY CU-RM-18 (EXISTING) AND CITY CD-RM-18 (PROPOSED) ZONING DISTRICTS |
|---|
| CU-RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less. The County conditions limit use of the property to condominiums, provide for construction with substantially brick material, limit to the buildings to 3 stories, and limit access on Wendover Avenue to one curb cut. |
| CD-RM-18: See Conditions for use limitation and other restrictions which are similar to the County's approved conditions. |

| TRANSPORTATION | |
|------------------------------|---|
| Street Classification | Wendover Avenue – Major Thoroughfare. |
| Site Access | A maximum of one access point will be approved to Wendover Ave. and must meet the City of Greensboro and NCDOT Driveway Standards. A potential street stub to the east may be required for this site. |
| Traffic Counts | Wendover Avenue ADT = 36,900. |
| Trip Generation | N/A. |
| Sidewalks | Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets. |
| Transit | Yes. |
| Traffic Impact Study | Not required per TIS Ordinance. |
| Street Connectivity | N/A. |
| Other | N/A. |

| ENVIRONMENTAL REVIEW | |
|-------------------------------|--|
| Water Supply Watershed | Yes, Lower Randleman Lake WS IV |
| Floodplains | N/A |
| Streams | USGS Blue line (perennial) stream located at northeast corner of the property. Perennial streams in Lower Randleman Lake watershed require 100' buffer for high density option or a 50' buffer for low density option. Intermittent streams require a 50' buffer. The buffers are to be measured from top of stream bank. See City of Greensboro Ordinance (30-7-1.8) for buffer restrictions within different buffer zones. |
| Other | Maximum percentage of built upon area per watershed density is 50%. Low density development is for sites where the proposed built upon area is from 0-12% of the total site acreage and high density development is from 12-50%. If high density development is proposed all the built upon area must drain and get treated by a State approved device (pond or similar). |

| LANDSCAPING REQUIREMENTS | |
|---------------------------------|--|
| Location | Required Planting Yard Type and Rate |
| <i>North</i> | Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17 shrubs/100' |
| <i>South</i> | Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100' |
| <i>East</i> | Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100' |
| <i>West</i> | See proposed zoning condition |

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 4G.1: Promote compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Existing:

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

Proposed:

High Residential (over 12 d.u./acre): This category provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to demographic shifts and demand for affordable housing, and it is ideally suited near major activity and employment centers and in areas suitable for future transit service.

| COMPREHENSIVE PLAN AMENDMENT HISTORY | | |
|--------------------------------------|------|--|
| Case # | Date | Request Summary |
| N/A | | There have not been any map amendments in the immediate vicinity of this case. |

APPLICANT STATED REASONS FOR REQUEST**Explain in detail why the change is needed and a justification for such a change:**

The property is currently zoned CU-RM-18 in the County. I hope to annex this property into the City to offer water & Sewer connections to the development.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

The property is currently in moderate density designation. Directly across (north side of Wendover) the designation is high density. I do not believe this area is conducive to single family housing. I appreciate your consideration.

COMPREHENSIVE PLAN ANALYSIS**Need for the Proposed Change:**

The applicant is requesting this change to build condominiums. This area is currently depicted as Moderate Residential on the Generalized Future Land Use Map which accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings. The applicant has requested a change to High Residential to accommodate condominiums. North of the subject property is median-divided Wendover Avenue, east of the site are rural residential lots, and south and west is a single family subdivision.

Due to this site having access only to Wendover Avenue and being located between the heavy commercial uses to the east and a single family subdivision to the west, this is a good transitional use. It is neither likely nor desirable to have new single family homes built fronting along Wendover Avenue. This area is designated as Moderate Residential, but it could accommodate the High Residential classification due to fronting on and having direct access to a major thoroughfare. There is an area of existing High Residential land use classification directly across Wendover Avenue from this site.

One concern is the compatibility of the three story condos adjacent to the single family homes along Brewster Drive. This could be addressed through the reduction in stories to two stories or the provision of an enhanced buffer. The applicant has agreed to add the following zoning condition to alleviate compatibility concerns with the existing single family dwellings to the west:

- Along the western property line a type "B" yard with type "A" plantings shall be required and utilizing the existing vegetation to the maximum extent.

Due to the deep lots along the southern property line it is felt that the required C Planting Yard will be a sufficient buffer.

This property is within the Tier One (Current Growth Area) as shown on the Growth Strategy Map of Connections 2025 and is consistent with the Growth at the Fringe Goal.

This request is also consistent with the Housing and Neighborhoods Goal of Connection 2025, and it addresses comprehensive plan policies of promoting compact development, promoting diversification of new housing stock, and promoting mixed-income neighborhoods.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):

This property is approximately 900 feet west of the city limits.

There is an 8-inch water line and an 8-inch sewer line in the street along the property frontage.

Fire service can be provided with moderate difficulty, as this property is at the edge of the City Fire Department's response capability. There is a rural fire department with whom the City can contract.

The Police Department estimates minor impact on its service provision.

Other City services can be provided in a manner similar to their provision to the previously-annexed properties to the east.

Water Resources: Channels that carry public water require a Drainage Maintenance and Utility Easement (DMUE). The width depends on the runoff that the channel carries.

Implications, if any, the Amendment may have for Other Parts of the Plan:

This may encourage similar amendments on the underdeveloped land to the east.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3): None

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on Monday, May 1, 2006, and made the following comments concerning this request:

- Appears to be appropriate infill;
- No access to the abutting single family neighborhood is good;
- The single family homes may not like having 3 story condominiums next to them;
- Condos are better than apts. due to better maintenance;
- This is a good transitional land use; and
- Multi-family residential is better than more commercial in this area.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The West Wendover Avenue/Guilford College Road Corridor Plan (June 1, 1995) designated this property as Low Density Residential (1-5 dwelling units/acre) on its Future Land Use Map.

Other Plans: N/A

STAFF COMMENTS

Planning:

The applicant's layout plan shows one access point on West Wendover Avenue which leads to four 3-story condominium buildings, each containing 27 units. The plan calls for 36 one-bedroom units and 72 two-bedroom units. A proposed detention basin is located in the northeast corner of the property.

The property is presently zoned CU-RM-18 by Guilford County and the proposed zoning basically carries over this classification with similar conditions.

GDOT: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan amendment to the High Residential land use classification and approval of the original zoning to Conditional District – RM-18 Residential Multifamily primarily due to:

- Providing a good transitional use between the heavy commercial uses to the east and the single-family subdivision to the west;
- Fronting on and having direct access to a major thoroughfare;
- Adding additional buffer to the western property line to enhance compatibility with the adjacent single- family subdivision; and
- Providing a diversification of new housing stock to meet the needs of all citizens.



City of Greensboro
City Council
Agenda Item

TITLE: Establishment of Original Zoning for Property Located on the South Side of West Wendover Avenue East of Brewster Drive and North of Cates Drive

| | | | |
|-------------|---------------------|-----------------------|---------------------|
| Department: | Planning Department | Current Date: | May 24, 2006 |
| Contact 1: | Richard Hails | Public Hearing: | June 6, 2006 |
| Phone: | 373-2922 | Advertising Date: | May 18 and 25, 2006 |
| Contact 2: | Bill Ruska | Advertised By: | City Clerk |
| Phone: | 373-2748 | Authorized Signature: | <i>RWH</i> |

Attachments: Attachment A: Vicinity Map (PL(Z) 06-33)
Attachment B: Minutes of May 8, 2006 Zoning Commission Meeting
Attachment C: Zoning Staff Report (**Attached to Comprehensive Plan Amendment CP-06-13 Agenda Item**)

PURPOSE:

SRJ Properties, LLC applied for the establishment of original zoning from County Zoning Conditional Use – RM-18 Residential Multifamily to City Zoning Conditional District – RM-18 Residential Multifamily for property located on the south side of West Wendover Avenue east of Brewster Drive and north of Cates Drive. The Zoning Commission considered this application on May 8, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 9 to 0 to recommend approval of this request.

There was one speaker in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of May 8, 2006 Zoning Commission Meeting).

This Conditional District – RM-18 original zoning application contains the following conditions:

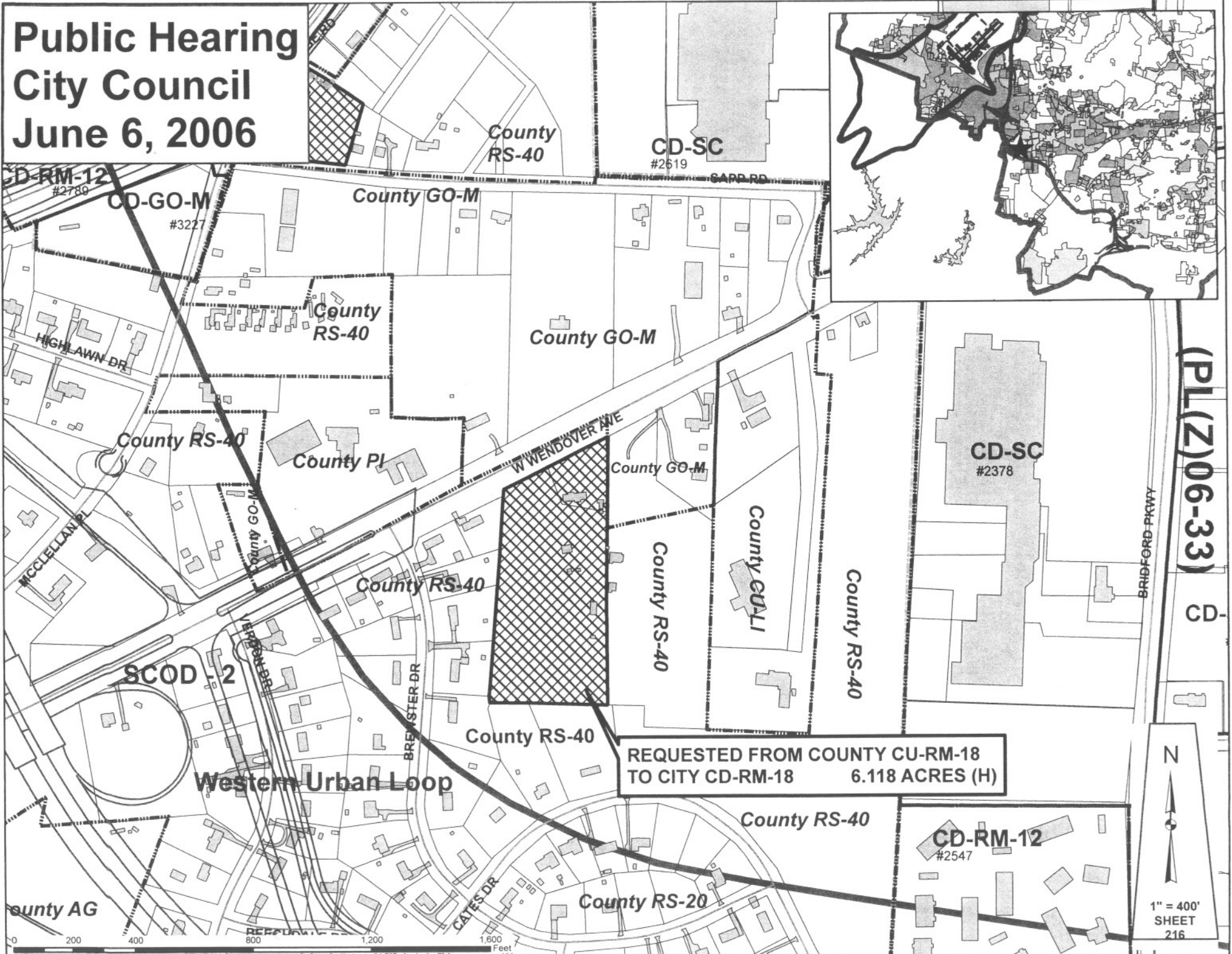
- 1) Uses: Condominiums for sale.
- 2) Exterior façade construction shall be substantially of brick material.
- 3) Condominiums shall be limited to three stories.
- 4) Limited to one curb cut on W. Wendover Avenue.
- 5) Along the western property line a type "B" yard with type "A" plantings shall be required and utilizing the existing vegetation to the maximum extent.

A vicinity map of the proposed original zoning is attached and a copy of the Staff Report is attached to the Agenda Item for Comprehensive Plan Amendment CP-06-13.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

Public Hearing City Council June 6, 2006



ATTACHMENT B

MINUTES OF MAY 8, 2006 ZONING COMMISSION MEETING (PL(Z) 06-33)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Scott Bayer, 3 Sailview Cove, said he would like to add a condition to the previous four set out in the application. "5) Along the western property line a type B yard with type A plantings shall be required, utilizing the existing vegetation to the maximum extent."

Ms. Shipman moved that Condition 5) as stated be added to the request, seconded by Ms. Miller. The Commission voted unanimously 9-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Spangler, Wright. Nays: None.)

Mr. Bayer would like to annex this property into the City with City Zoning Conditional RM-18 here. Water connectivity is his interest here. As it stands, he plans to put 108 units on the property. It appears that the City is moving outward at that point and it is just a matter of time until the property is annexed into the City. Obviously, there will be an increased tax benefit to the City. For illustrative purposes, he presented the proposed site plan rendering.

There was no one present to speak in opposition to this request. Chair Wolf closed the public hearing.

Mr. Hails said staff had occasion to sit down with Mr. Bayer on the project in the early going and they appreciate that. He had the benefit of having a dress rehearsal on this project since he took the rezoning all the way through the County process and dealt with the neighbors long before he got to them. So that was good for all concerned in this regard. Staff thinks the conditions attached to the request ensure compatibility with surrounding areas. They think it is a good transition between single family to the west and the more industrial office uses to the east. The area is in transition with the Urban Loop under construction. Staff feels this is a good use of this property and recommends approval of the request.

Ms. Shipman said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located on the south side of West Wendover Avenue from County CU-RM-18 to City CD-RM-18, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: it promotes a sound, sustainable pattern of land

use for redevelopment at the fringe (Growth at the Fringe Goal); it continued to link City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas; it promises mixed-income neighborhoods; and it promotes the diversification of new housing stock to meet the needs of all citizens for suitable housing. Mr. Matheny seconded the motion. The Commission voted unanimously 9-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Spangler, Wright. Nays: None.)



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance annexing territory to the corporate limits – 0.232 acres at 5410 Cedar Field Drive

| | |
|---|---|
| Department: Planning | Current Date: 5/24/06 |
| Contact 1: Alec MacIntosh | Public Hearing: Yes, at 6/6/06 Council meeting |
| Phone: 373-2747 | Advertising Date: |
| Contact 2: Dick Hails | Advertised By: |
| Phone: 373-2922 | Authorized Signature: <i>Alexander G. MacIntosh</i> |
| Attachments: Attachment A: "PL(P)06-15" map | |

PURPOSE:

David and Michelle Jarman have petitioned the City for annexation of their property located at 5410 Cedar Field Drive. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:

This property abuts the primary city limits on its east side.

It is within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan.

This lot holds a single family house that is connected to City water and sewer.

Fire service can be provided to this property with low difficulty. The Police Department estimates very minor impact. Other City services can be provided in a manner similar to their provision to the previously-annexed houses nearby.

BUDGET IMPACT:

Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning Board and to City Council.

The Planning Board recommended this annexation at its April meeting on a vote of 6-0 (Bryson, Hall, Marks, McIntyre, Landau, and Rhodes).

CITY COUNCIL
June 6, 2006

ATTACHMENT A



HIGHLAND GROVE DR

R FIELD DR

PROPOSED ANNEXATION
5410 Cedar Field Dr
Tax Map: 1-33-H-922-122
.232 Acres

PL(P)06-15

PREVIOUSLY APPROVED
ANNEXATION
Effective: 7-31-06

CEDAR FIELD DR





City of Greensboro
City Council
Agenda Item

TITLE: Establishment of Original Zoning for Property Located at the Southeast Quadrant of Cedar Field Drive and Highland Grove Drive

| | | | |
|--------------|---|-----------------------|---------------------|
| Department: | Planning Department | Current Date: | May 24, 2006 |
| Contact 1: | Richard Hails | Public Hearing: | June 6, 2006 |
| Phone: | 373-2922 | Advertising Date: | May 18 and 25, 2006 |
| Contact 2: | Bill Ruska | Advertised By: | City Clerk |
| Phone: | 373-2748 | Authorized Signature: | <i>RW Hails</i> |
| Attachments: | Attachment A: Vicinity Map (PL(Z) 06-31) Attachment B: Minutes of May 8, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report | | |

PURPOSE:

David C. and Michelle D. Jarman applied for the establishment of original zoning from County Zoning RS-15 Residential Single Family to City Zoning RS-15 Residential Single Family for property located at the southeast quadrant of Cedar Field Drive and Highland Grove Drive. The Zoning Commission considered this application on May 8, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 9 to 0 to recommend approval of this request.

There was one speaker in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of May 8, 2006 Zoning Commission Meeting).

A vicinity map of the proposed original zoning is attached along with a copy of the Zoning Staff Report.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

**Public Hearing
City Council
June 6, 2006**

County AG

County AG

REQUESTED FROM COUNTY RS-15
TO CITY RS-15 0.232 ACRES (A)

County
RS-40

County AG

RS-15

County
AG

County
RS-40

RS-40

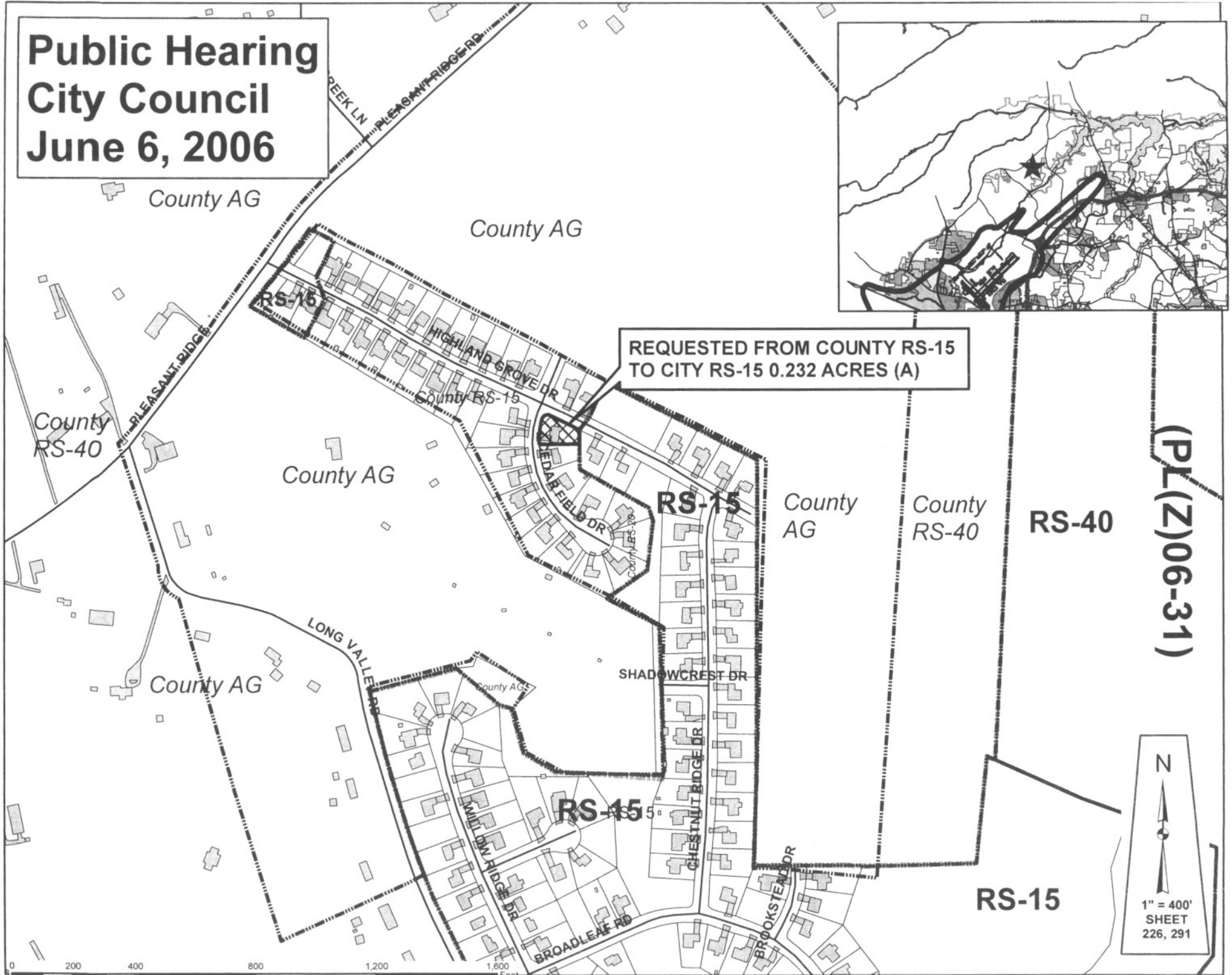
~~(PL(Z)06-31)~~

County AG

RS-455

RS-15

1" = 400'
SHEET
226, 291



ATTACHMENT B
MINUTES OF MAY 8, 2006
ZONING COMMISSION MEETING
(PL(Z) 06-31)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

David Jarman, 5410 Cedar Field Drive, said he was here in favor of the ordinance change and to answer any questions.

There was no one to speak in opposition to this request. Chair Wolf closed the public hearing.

Mr. Hails said staff recommends approval of the request since it is consistent with the Generalized Future Land Use Map and meets several Comprehensive Plan policies.

Mr. Methany said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located at 5410 Cedar Field Drive from County RS-15 to City RS-15, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: it is generally consistent with the Low Residential land use category indicated for this site on the Connections 2025 Generalized Future Land Use Map; and it continues to link City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas. Mr. Gilmer seconded the motion.

The Commission voted 9-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Spangler, Wright. Nays: None.)

**Attachment C
(PL(Z) 06-31)**

**City of Greensboro Planning Department
Zoning Staff Report
May 8, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: A
Location: 5410 Cedar Field Dr.

Applicant: David C. and Michelle D. Jarman
Owner: David C. and Michelle D. Jarman

From: County RS-15
To: City RS-15

Conditions: N/A

| SITE INFORMATION | |
|------------------------------------|--|
| Maximum Developable Units | 1 |
| Net Density | N/A |
| Existing Land Use | Single Family Dwelling |
| Acreage | 0.232 |
| Physical Characteristics | <i>Topography:</i> Generally flat <i>Vegetation:</i> Grass / trees <i>Other:</i> N/A |
| Overlay Districts | N/A |
| Historic District/Resources | N/A |
| Generalized Future Land Use | Low Residential |
| Other | N/A |

| SURROUNDING ZONING AND LAND USE | | |
|---------------------------------|---------------------------|---------------|
| Location | Land Use | Zoning |
| <i>North</i> | Single Family Residential | Co. RS-15 |
| <i>South</i> | Single Family Residential | Co. RS-15 |
| <i>East</i> | Single Family Residential | RS-15 |
| <i>West</i> | Single Family Residential | Co. RS-15 |

| ZONING HISTORY | | |
|----------------|------|-----------------|
| Case # | Year | Request Summary |
| N/A | | |

| RS-15 ZONING DISTRICTS |
|---|
| RS-15: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 2.5 units per acre or less. |
| : |

| TRANSPORTATION | |
|------------------------------|-----------------------------------|
| Street Classification | Cedar Field Drive – Local Street. |
| Site Access | Existing residential. |
| Traffic Counts | None available. |
| Trip Generation | N/A. |
| Sidewalks | N/A. |
| Transit | No. |
| Traffic Impact Study | Not required per TIS Ordinance. |
| Street Connectivity | N/A. |
| Other | N/A. |

| ENVIRONMENTAL REVIEW | |
|-------------------------------|--|
| Water Supply Watershed | Yes, Site drains to Greensboro Watershed WSIII WCA tier 4 |
| Floodplains | N/A |
| Streams | N/A |
| Other | If any development is proposed site must meet watershed critical area regulations. |

| LANDSCAPING REQUIREMENTS | |
|--------------------------|--------------------------------------|
| Location | Required Planting Yard Type and Rate |
| North | N/A |
| South | N/A |
| East | N/A |
| West | N/A |

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The portion of Highland Grove Subdivision that is in the city limits was annexed effective July 31, 1997. The original zoning of RS-15 was approved by City Council, upon a favorable recommendation by the Zoning Commission, in May 1997.

A 31.6-acre tract to the south, east of Long Valley Road, was originally zoned to RS-12 and the annexation of that property was effective on March 31, 2006.

At its April 10, 2006 meeting, the Zoning Commission unanimously recommended approval of the same zoning for the lot located at 5406 Cedar Field Drive (the second lot to the south of the subject property). That request was heard by the City Council on May 2, 2006.

This property is within the Tier One (Current Growth Area) as shown on the Growth Strategy Map of Connections 2025.

The existing house is connected to City water and sewer. Fire service can be provided to this property with low difficulty and the Police Department estimates very minor impact on its service provision. Other City services can be provided in a manner similar to their provision to the previously annexed properties nearby.

This request is consistent with the Low Residential land use classification on the Generalized Future Land Use Map of Connections 2025. Furthermore, this request is a simple conversion from existing County Zoning RS-15 to City Zoning RS-15.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.



City of Greensboro
City Council
Agenda Item

RECEIVED

MAY 22 2006

Legislative Department

TITLE: Connections 2025 Comprehensive Plan Generalized Future Land Use Map Amendment

| | | | |
|-------------|---------------|-----------------------|---------------------|
| Department: | Planning | Current Date: | May 19, 2006 |
| Contact 1: | Heidi Galanti | Public Hearing: | June 6, 2006 |
| Phone: | 574-3576 | Advertising Date: | May 18 and 25, 2006 |
| Contact 2: | Bill Ruska | Advertised By: | City Clerk |
| Phone: | 373-2748 | Authorized Signature: | RWHaig |

Attachments:

Attachment A: Map of the Comprehensive Plan amendment
Attachment B: A copy of the staff report for the Comprehensive Plan amendment and rezoning request

The staff report is provided in this packet for the Comprehensive Plan amendment CP-06-12 and the rezoning request PL(Z) 06-32.

PURPOSE:

Charles E. Melvin, Jr., applied for an amendment to the *Connections 2025 Comprehensive Plan* Generalized Future Land Use Map (Figure 4-2) from the Low Residential to the Moderate Residential land use classification for a portion of the property located on the south side of Lees Chapel Road and east side of Yanceyville Street West of Mitchell Avenue.

The City Council will conduct a public hearing to receive public comment and consider action on this amendment.

BACKGROUND:

This request for a Connections 2025 Generalized Future Land Use Map amendment is directly related to a rezoning request for this same area. See attachments for more information.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of this ordinance.

**Public Hearing
City Council
June 6, 2006**

Low Residential

LORRAINE ST

**REQUESTED COMPREHENSIVE PLAN AMENDMENT
FROM LOW RESIDENTIAL TO MODERATE RESIDENTIAL
+/- 5.9 ACRES**

Moderate Residential

DREWSBURY DR

DUFFY AVE

MILLIKIN ST

**Mixed Use
Commercial**

WINDY LAKE DR
WESCHAP RD

MIZELL RD

WIND RD

CRAMEN ST

YANCEYVILLE ST

HAGST

KENION ST

Moderate Residential

SAVANNAS RUN DR

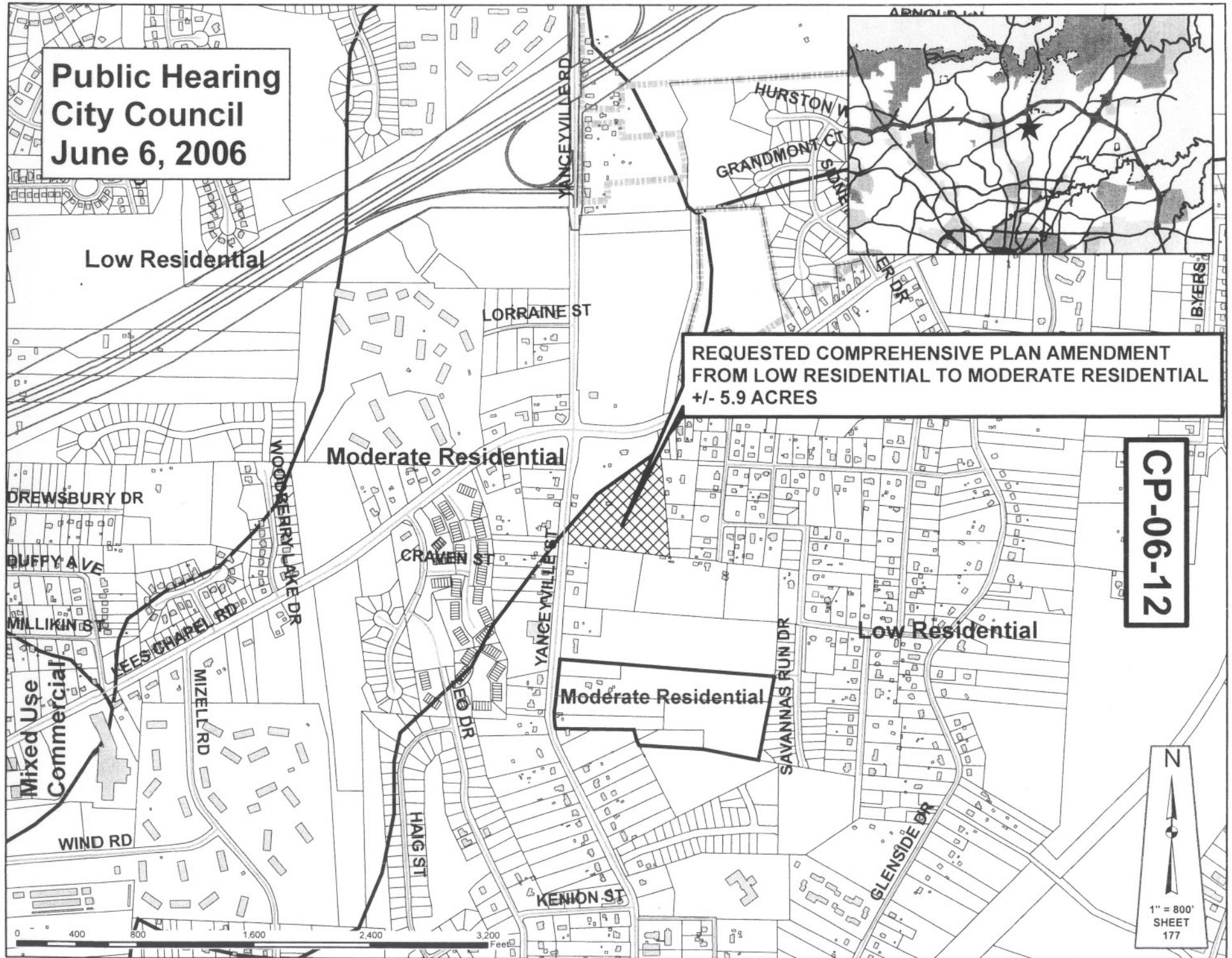
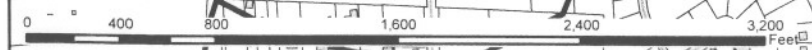
Low Residential

GLENSIDE DR

CP-06-12



1" = 800'
SHEET
177



**Attachment B
CP-06-12)**

**City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
May 8, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: G
Location: South side of Lees Chapel Road and east side of Yanceyville Street west of Mitchell Avenue

Applicant: Kavanagh Associates, LLC
Owner: Lacy L. and Emily S. Lucas

GFLUM

From: Low Residential
To: Moderate Residential

Zoning

From: RS-12
To: CD-RM-12

- Conditions:**
- 1) Uses: Condominiums designed for sale and accessory uses.
 - 2) There will be a maximum of one hundred eight (108) condominium units.
 - 3) Pedestrian access connections will be provided to the adjacent CD-LB property to the northwest.
 - 4) Pedestrian connections will be provided to the public sidewalks along Yanceyville Street and Lees Chapel Road.
 - 5) Comparable signage, architectural style, lighting and landscaping will be provided similar to the CD-LB property to the northwest.
 - 6) A Type B planting rate will be provided within the planting yard along the eastern property line.
 - 7) A 6' high opaque privacy fence will be constructed along the entire eastern property line.

| SITE INFORMATION | |
|-----------------------------|--|
| Maximum Developable Units | 108 |
| Net Density | 11.3 units per acre |
| Existing Land Use | Undeveloped |
| Acreage | 9.56 |
| Physical Characteristics | <i>Topography:</i> Southerly downward slope <i>Vegetation:</i> Mostly wooded <i>Other:</i> N/A |
| Overlay Districts | N/A |
| Historic District/Resources | N/A |
| Generalized Future Land Use | Low Residential |
| Other | N/A |

| SURROUNDING ZONING AND LAND USE | | |
|---------------------------------|---------------------------|--------|
| Location | Land Use | Zoning |
| North | Single Family Residential | RS-12 |
| South | Single Family Residential | RS-12 |
| East | Single Family Residential | RS-12 |
| West | Single Family Residential | RS-12 |

| ZONING HISTORY | | |
|----------------|------|---|
| Case # | Year | Request Summary |
| | | This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S. |

| DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-RM-12 (PROPOSED) ZONING DISTRICTS |
|---|
| RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less. |
| CD-RM-12: Primarily intended to accommodate multifamily uses at a density of 12.0 units per acre or less. See Conditions for use limitation and other restrictions. |

| TRANSPORTATION | |
|------------------------------|--|
| Street Classification | Lees Chapel Road – Major Thoroughfare, Yanceyville Street – Major Thoroughfare. |
| Site Access | One access per street frontage is proposed. All access points must meet the City of Greensboro Driveway Standards per Ordinance. |
| Traffic Counts | Lees Chapel Road ADT = 7,953, Yanceyville Street ADT = 7,455. |
| Trip Generation | 24 Hour = 685, AM Peak Hour = 55, PM Peak Hour = 64. |
| Sidewalks | Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets. |
| Transit | No. |
| Traffic Impact Study | Yes required per TIS Ordinance. Please see the Additional Information section of this staff report for the Executive Summary. |
| Street Connectivity | N/A. |
| Other | N/A. |

| ENVIRONMENTAL REVIEW | |
|-------------------------------|--|
| Water Supply Watershed | No, site drains to North Buffalo Creek |
| Floodplains | N/A |
| Streams | USGS Blue line (perennial) stream located along SW corner of the property. 50' buffer is required for the stream. Buffer is to be measured from top of bank, top of steep slope or edge of wetlands (whichever produces a greater buffer). The restrictions within the buffer are as follows: first 15' must remain undisturbed and next 35' built upon area limit of 50% no occupied structures are allowed |
| Other | N/A |

| LANDSCAPING REQUIREMENTS | |
|---------------------------------|--|
| Location | Required Planting Yard Type and Rate |
| <i>North</i> | Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100' |
| <i>South</i> | Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100' |
| <i>East</i> | Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100' |
| <i>West</i> | Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100' |

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C.1: Establish standards for and promote new forms of *compact development*.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Existing:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Proposed:

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

| COMPREHENSIVE PLAN AMENDMENT HISTORY | | |
|--------------------------------------|--------|---|
| Case # | Date | Request Summary |
| CP-06-02 | 2/7/06 | Approximately 16.21 acres located on Yanceyville Street south of the subject site was amended from the Low Residential to the Moderate Residential land use classification. |

APPLICANT STATED REASONS FOR REQUEST

Explain in detail why the change is needed and a justification for such a change:

A portion of the described property is within the moderate residential classification in the Comprehensive Plan and a portion is within the low residential classification. In order for the property to be developed as a coordinated whole for condominiums designed for sale, at an approximate density of 11.5 units per acre, it is necessary for the entire property to have the same land use classification.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in

development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

As indicated above, the fact that the property that is the subject of this request is divided between two land use classifications warrants a Plan amendment in order that the entire property can be developed in a coordinated manner.

COMPREHENSIVE PLAN ANALYSIS

Need for the Proposed Change: The applicant is requesting this change to build condominiums. This portion of the tract is currently depicted as Low Residential on the Generalized Future Land Use Map which is predominantly single family detached dwellings, as well as other compatible housing types that can be accommodated within the density range. The applicant has requested a change for roughly 60% of the tract to Moderate Residential to accommodate this development. North of the subject property is a single family dwelling on a large undeveloped tract, an assisted living facility, and a nonconforming curb market. East of the site are scattered single family lots, south is primarily undeveloped, and west across Yanceyville Street are a several single family homes.

This area contains large deep lots with some development along both the Lees Chapel Road and Yanceyville Street road frontages. There is much undeveloped land behind these land uses and this area is likely to transition over the next several years. Several multifamily rezonings have occurred in the extended area in the last few years and multiple changes to RS-7 have taken place, especially with small tracts to the east of the subject parcel.

This is a good example of infill development and the use of underutilized land that is currently within the city limits.

Staff feels that this request is consistent with the Reinvestment/Infill Goal and the Housing and Neighborhoods Goal of Connections 2025 as described above. Furthermore, this proposal meets Comprehensive Plan policies of promoting mixed-income neighborhoods, promoting the diversification of new housing stock, and promoting compact development and mixed-income neighborhoods.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):

Water Resources: An appropriately sized drainage easement is required on all channels carrying public runoff (size dependent on amount of flow carried in channel).

Implications, if any, the Amendment may have for Other Parts of the Plan:

This change in land use classification and zoning could spark additional interest in the undeveloped acreage in this area.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):

None.

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on Monday, May 1, 2006, and made the following comments concerning this request:

- The Plan calls for growth to the east;
- This appears to be a natural/logical progression of the Moderate Residential land use classification; and
- This use is needed in this area.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The Pisgah Church Road/Lees Chapel Road Corridor Study (June 1996) recommended that the Lees Chapel Road/Yanceyville Street intersection be developed as a mixed single family and moderate density multifamily residential node. The plan recommended that the northeast corner be developed as multifamily while the southeast corner be maintained as single family. Since the plan recommended that this section of the corridor be developed as a mix of single family and multifamily housing, it is possible that these two quadrants could be flip-flopped to achieve the same result.

Other Plans: N/A

STAFF COMMENTS

Planning: A 16-acre tract to the south of this request was rezoned to CD-RM-8 by City Council on February 7, 2006. That rezoning proposal for a maximum of 130 townhomes designed for sale was accompanied by a request to amend the Generalized Future Land Use Map from Low Residential to Moderate Residential which the City Council also approved.

There is a mix of zoning districts in this extended area with multifamily zoning to the south (CD-RM-18, RM-12, and the newly approved CD-RM-8) and to the west (RM-8 and CD-RM-12). There are pockets of RS-7 to the east and southeast.

Roughly 40% of this tract is presently designated as Moderate Residential on the Generalized Future Land Use Map.

With the companion commercial request, this proposal promotes a new type of development which features mixed use residential and nonresidential on the same tract.

GDOT: Cross access between properties is required under the Subdivision Ordinance. Therefore, cross access will be required between this property and the property next to it, which is zoning agenda item F.

Water Resources: An appropriately sized drainage easement is required on all channels carrying public runoff (size dependent on amount of flow carried in channel).

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan amendment to the Moderate Residential land use

classification and approval of the rezoning to Conditional District – RM-12 Residential Multifamily primarily due to:

- It supports the reinvestment and infill goal by putting underutilized land within the city limits to a beneficial use;
- It will utilize the array of city services that are already available to it;
- It provides a diversification of new housing stock; and
- It promotes compact development.

ADDITIONAL INFORMATION

Kavanaugh Homes Residential/Commercial Development - Traffic Impact Analysis

Prepared for Kavanaugh Homes

March 23, 2006

Executive Summary

Kavanaugh Homes proposes to develop a residential and commercial development at the corner of Lees Chapel and Yanceyville Street in Greensboro, NC (see figure 1). The site plan proposes 108 units of residential condominiums and a commercial tract (use to be determined based on zoning). The project proposes four access points; two access points on Lees Chapel Road and two full access points on Yanceyville Street.

The City of Greensboro has requested a traffic analysis to determine the effect of this proposed project. Transportation engineering consultant firm *John Davenport Engineering Inc.* was contracted to provide the traffic study for this proposed development. The following intersections were included in the study:

- Yanceyville Street at Lees Chapel Road (existing signalized)
- Yanceyville Street at Proposed Commercial Tract Accesses (2)
- Lees Chapel Road at Proposed Residential Tract Accesses (2)

These intersections were analyzed for the following scenarios:

- 2006 Existing Conditions
- 2009 Future No-Build Conditions
- 2009 Future Build conditions

The site is proposed to be built-out by 2009.

A worst cast use was modeled for the proposed commercial tract because a final use had not been determined (Convenience Market with eight gas pumps). Based on this assumption, this proposed development could to generate approximately 5,026 daily weekday trips; with 193 trips during the AM peak and 216 trips during the PM peak.

The following is a level of service table for the projected impact of this development:

| Level of Service Table | | | | | | |
|----------------------------------|----------------------|----------------------|--------------------|----------------------|----------------------|--------------------|
| | AM Peak | | | PM Peak | | |
| Intersection | 2006 Base Conditions | 2009 Future No-Build | 2009 Future Build | 2006 Base Conditions | 2009 Future No-Build | 2009 Future Build |
| Lees Chapel @ Yanceyville | C (28.4) | C (32.7) | C (33.3) | C (28.1) | C (31.1) | C (32.1) |
| Yanceyville @ Commercial Access | | | C (22.7) WBL | | | D (32.0) WBL |
| Yanceyville @ Residential Access | | | D (27.1) WBL | | | E (35.3) WBL |
| Lees Chapel @ Commercial Access | | | C (16.9) NBL | | | B (14.5) NBL |
| Lees Chapel @ Residential Access | | | C (21.3) NBL | | | C (17.5) NBL |

Based on the traffic analysis results, there are no recommended improvements for the Lees Chapel/Yanceyville intersection. It is expected to operate at a LOS C under the future build conditions without any improvements. Analysis further indicates that the proposed access points will operate relatively well as full-access points without any geometric improvements. However, if full access is allowed at all the proposed intersections, it is recommended that both Lees Chapel and Yanceyville Street be widened to allow for a two way left turn lane across the proposed drives (if right of way is available). Both of these roadways are currently four-lane undivided. Additionally, the residential access points should have separate left and right turn lanes. Finally, it is recommended that a pedestrian connection be established between the commercial and residential sections of this development to cut down on unnecessary trips.

In conclusion, analysis indicates that this proposed development will have a negligible effect on the Yanceyville Street/Lees Chapel Road intersection. The recommended improvements at the proposed driveways should adequately address any anticipated impacts from the construction of this development.



City of Greensboro
City Council
Agenda Item

TITLE: Rezoning of Property Located on the South Side of Lees Chapel Road and East Side of Yanceyville Street West of Mitchell Avenue

| | | | |
|-------------|---------------------|-----------------------|---------------------|
| Department: | Planning Department | Current Date: | May 24, 2006 |
| Contact 1: | Richard Hails | Public Hearing: | June 6, 2006 |
| Phone: | 373-2922 | Advertising Date: | May 18 and 25, 2006 |
| Contact 2: | Bill Ruska | Advertised By: | City Clerk |
| Phone: | 373-2748 | Authorized Signature: | <i>RHails</i> |

Attachments: Attachment A: Vicinity Map (PL(Z) 06-32)
Attachment B: Minutes of May 8, 2006 Zoning Commission Meeting
Attachment C: Zoning Staff Report (**Attached to Comprehensive Plan Amendment CP-06-12 Agenda Item**)

PURPOSE:

Kavanagh Associates, Inc. applied for a rezoning from RS-12 Residential Single Family to Conditional District – RM-12 Residential Multifamily for property located on the south side of Lees Chapel Road and east side of Yanceyville Street west of Mitchell Avenue. The Zoning Commission considered this application on May 8, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 9 to 0 to recommend approval of this request.

There were three speakers in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of May 8, 2006 Zoning Commission meeting).

This Conditional District – RM-12 rezoning application contains the following conditions:

- 1) Uses: Condominiums designed for sale and accessory uses.
- 2) There will be a maximum of one hundred eight (108) condominium units.
- 3) Pedestrian access connections will be provided to the adjacent CD-LB property to the northwest.
- 4) Pedestrian connections will be provided to the public sidewalks along Yanceyville Street and Lees Chapel Road.
- 5) Comparable signage, architectural style, lighting and landscaping will be provided similar to the CD-LB property to the northwest.
- 6) A Type B planting rate will be provided within the planting yard along the eastern property line.
- 7) A 6' high opaque privacy fence will be constructed along the entire eastern property line.

A vicinity map of the proposed rezoning is attached and a copy of the Staff Report is attached to the Agenda Item for Comprehensive Plan Amendment CP-06-12.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

Public Hearing City Council June 6, 2006

CD-RM-12 #2950
OD - 2 SCOD-2

LORRAINE ST

County

CD-GO-M #2696

CD-GO-M #2477

SCOD-1

RS-12

RS-12

CD-RM-12 #3250-1

RS-12

LEES CHAPEL

RS-12

CD-RM-12 #3381

LUCAS AVE

RS-12

CRAVEN ST

HERITAGE CREEK WAY

RM-8

WHITE CHAPEL WAY

LEO DR

YANCEYVILLE

MITCHELL AVE

IS ST

IS ST

RS-12

RS-12

REQUESTED FROM RS-12
TO CD-RM-12 9.56 ACRES (G)

CD-RM-8 #3421

RS-7

MORGAN SMITH DR

(PL(Z)06-32)

N

1" = 400'
SHEET
177

0 200 400 800 1200 1600 Feet

ATTACHMENT B
MINUTES OF MAY 8, 2006
ZONING COMMISSION MEETING
(PL(Z) 06-32)

Mr. Ruska presented a map showing the subject properties, as well as surrounding properties. He also presented slides of the subject properties and noted issues in the staff report.

Chair Wolf opened the public hearing.

Charlie Melvin, Esq., 300 North Greene Street, represented Kavanagh Associates and John B. Kavanagh Company. They met with staff regarding zoning conditions that would make this property compatible with the existing neighborhood. Mary Ellen Lowery of Kavanagh Associates and Anthony Lester of Evans Engineering met with the neighborhood to discuss their plans and this proposed rezoning. They received a request for an added zoning condition. In Item G, they wish to add: "Condition 7) A six foot high opaque, privacy fence will be constructed along the entire eastern property line."

Mr. Schneider moved that the Commission accept Condition 7) for Item G, seconded by Mr. Gilmer. The Commission voted unanimously 9-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Spangler, Wright. Nays: None.)

The applicants feel that this infill type development will inspire more of the undeveloped land nearby to be developed in a compatible way. They feel the conditions will make it a very good development for the area. They feel the small retail area will serve the new condominium area as well as the rest of the neighborhood. Evans Engineering did the TIS that was reviewed by Ms. Reeves of GDOT. Applicant concluded that the requested rezoning would have minimal impact on that intersection.

Mary Ellen Lowery with Kavanagh Associates, 1801 Pembroke Road, related their vision for this development and described the meeting they had with the neighbors. This is a "for sale only" condominium project that will be maintained by a homeowners' association. They had a neighborhood meeting attended by about 12 neighbors. They answered many questions and heard comments. They wanted the fence added as a condition. She provided them a list of the LB uses that would be permitted in the commercial area. The neighbors particularly wanted a restaurant in the commercial area. She said there would be only one entrance into the condos with TV monitors in each unit so visitors could identify themselves.

Crystal Copman, 2111 Mitchell Avenue, said the community had met with the builders and discussed some of their concerns. They community also advised the builders of the type commercial establishment they did not wish to see built. They only concern is what the LB uses will be. They would like to have some input into that.

There was no one present to speak in opposition to the request. Chair Wolf closed the public hearing.

With regard to the multifamily request for Item G, staff just noted that the trend in the area has been toward other multifamily development. There are a number of RM-12, RM-8 and General Office rezonings in the area. Staff's feeling is if they are designed properly with sensitivity to the context, it is appropriate and conforms to the plan in these locations. Staff recommends approval of both requests.

Mr. Gilmer said the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located on the south side of Lees Chapel Road and east side of Yanceyville Street from RS-12 to CD-RM-12, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: it is generally consistent with the Moderate Residential land use category indicated for a portion of this site on the Connections 2025 Generalized Future Land Use Map; it promotes sound investment in Greensboro's urban areas (Reinvestment/Infill Goal); and it promotes mixed-income neighborhoods (Policy 6A.2). Mr. Schneider seconded the motion. The Commission voted unanimously 9-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Spangler, Wright. Nays: None.)



City of Greensboro
City Council
Agenda Item

TITLE: Loans and Grants for City Council Approval

Department: Housing and Community Development Current Date: May 24, 2006

Contact 1: Andy Scott Public Hearing: NA

Phone: 373-2028 Advertising Date: NA

Contact 2: Dan Curry Advertised By: NA

Phone: 373-2751 Authorized Signature: 

Attachments: Attachment 1 – Affordable Home Loan Program
Attachment 2 - Lead Safe Housing Initiative Grants

PURPOSE: On March 1, 2005 the City Council adopted a resolution that required Council approval of loans and grants over \$10,000. Attached are brief summaries of these proposed loans and/or grants.

BACKGROUND: City Council has requested that the City Manager include on the regular Council Consent Agenda all loans and grants in excess of \$10,000.00 which are to be disbursed through the City budget as direct loans or grants, or pass through loans or grants on the recommendation of agencies, non-profits, or other organizations acting on behalf of the City, for final approval before such funds are disbursed. Attached is the information on the loans/grants Council has before it tonight.

RECOMMENDATION / ACTION REQUESTED: The City Council is requested to consider the approval of these loans/grants.

Attachment 1
Affordable Home Loan Program

| | |
|---|---|
| Agency Making Recommendation: | Dept. of Housing & CD |
| Loan/Grant Program: | Deferred Second Mortgage Program |
| Source of Funding: | HUD HOME Program |
| Entity Receiving the Loan/Grant: | Sarah Frazier – owner |
| Location: | 805 Beaumont – Stonegate Subdivision |
| Amount of the Loan/Grant: | \$11,992.00 |
| Purpose of the Loan/Grant: | Deferred second mortgage to satisfy HOME Program affordability requirements |
| Terms of the Loan/Grant: | Payments deferred. Loan forgiven after 5 years. |

Agenda Item: _____

Attachment 2
Lead Safe Housing Initiative Grant

| | |
|---|---|
| Agency Making Recommendation: | Dept. of Housing & CD |
| Loan/Grant Program: | Lead Safe Housing Program |
| Source of Funding: | HUD Lead Grant; HUD CDBG Grant; |
| Entity Receiving the Loan/Grant: | William Simpson |
| Location: | 910 Benbow Road |
| Amount of the Loan/Grant: | \$ 19,260 Lead Program Grant \$ 13,200 CDBG Grant \$ 32,460 Total |
| Purpose of the Loan/Grant: | Lead remediation from owner occupied home |
| Terms of the Loan/Grant: | Grant |

| | |
|---|--|
| Agency Making Recommendation: | Dept. of Housing & CD |
| Loan/Grant Program: | Lead Safe Housing Program |
| Source of Funding: | HUD Lead Grant; HUD CDBG Grant; |
| Entity Receiving the Loan/Grant: | Bobby & Dorothy Roberts |
| Location: | 2906 Phillips Road |
| Amount of the Loan/Grant: | \$ 11,580 Lead Program Grant \$ 7,380 CDBG Grant \$ 18,960 Total |
| Purpose of the Loan/Grant: | Lead remediation from owner occupied home |
| Terms of the Loan/Grant: | Grant |

| | |
|---|--|
| Agency Making Recommendation: | Dept. of Housing & CD |
| Loan/Grant Program: | Lead Safe Housing Program |
| Source of Funding: | HUD Lead Grant; HUD CDBG Grant; |
| Entity Receiving the Loan/Grant: | Stefanie Horton |
| Location: | 605 Julian Street |
| Amount of the Loan/Grant: | \$ 38,150 Lead Program Grant \$ 5,700 CDBG Grant \$ 43,850 Total |
| Purpose of the Loan/Grant: | Lead remediation from owner occupied home |
| Terms of the Loan/Grant: | Grant |

Agenda Item: _____

Attachment 2 (con't)
Lead Safe Housing Initiative Grant

| | |
|---|--|
| Agency Making Recommendation: | Dept. of Housing & CD |
| Loan/Grant Program: | Lead Safe Housing Program |
| Source of Funding: | HUD Lead Grant; HUD CDBG Grant; |
| Entity Receiving the Loan/Grant: | Mark & Karen Ingram |
| Location: | 1111 McCormick Street |
| Amount of the Loan/Grant: | \$ 19,550 Lead Program Grant \$ 4,475 CDBG Grant \$ 24,025 Total |
| Purpose of the Loan/Grant: | Lead remediation from rental property |
| Terms of the Loan/Grant: | Grant |

| | |
|---|---------------------------------------|
| Agency Making Recommendation: | Dept. of Housing & CD |
| Loan/Grant Program: | Lead Safe Housing Program |
| Source of Funding: | HUD Lead Grant |
| Entity Receiving the Loan/Grant: | Gilbert & Patricia Casterlow |
| Location: | 803 Pearson Street |
| Amount of the Loan/Grant: | \$ 29,850 Lead Program Grant |
| Purpose of the Loan/Grant: | Lead remediation from rental property |
| Terms of the Loan/Grant: | Grant |

Agenda Item: _____



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance amending Chapter 20 of the Greensboro Code of Ordinances with respect to Peddlers, Solicitors, Etc. and the licensing of persons begging or soliciting alms for personal gain

| | | | |
|--------------|-------------------------------|-----------------------|--------------|
| Department: | Police | Current Date: | May 25, 2006 |
| Contact 1: | Chief Bellamy | Public Hearing: | n/a |
| Phone: | Ext. 2996 | Advertising Date: | n/a |
| Contact 2: | Linda Miles | Advertised By: | n/a |
| Phone: | Ext. 2320 | Authorized Signature: | |
| Attachments: | Ordinance amending Chapter 20 | | |

PURPOSE This Ordinance amendment is a technical correction to the Panhandling Ordinance to allow the Police Department to obtain background history from the criminal records system. Additionally, the Panhandling Ordinance requires amendment to provide for the Ordinance to clearly set forth the duty of police officers to confiscate licenses when violations of the Ordinance are observed and to establish a review procedure for the hearing of appeals by the Tax Collector.

BACKGROUND

The current ordinance does not specify exactly who will conduct the background check and the ordinance is silent as to the procedure for confiscation of licenses when violations of the Ordinance are observed. The Chief of Police has agreed and with this amendment will be required to provide the background history on applicants in order to comply with the requirement established by the criminal records system maintained by the State. The Greensboro Tax Collector has requested the amendment to the Ordinance to provide for the confiscation of licenses and the appeal by license holders requesting a return of their license.

BUDGET IMPACT None.

RECOMMENDATION/ACTION REQUESTED Approve the Amendments to Chapter 20 of the City Ordinances to make the technical correction, specify that background checks will be conducted by the Greensboro Police Department and allow the confiscation of licenses when violations are observed and set forth an avenue of appeal to the Tax Collector.

AMENDING CHAPTER 20

AN ORDINANCE AMENDING CHAPTER 20 OF THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO PEDDLERS, SOLICITORS, ETC. AND THE LICENSING OF PERSONS BEGGING OR SOLICITING ALMS FOR PERSONAL GAIN

Be it ordained by the City Council of the City of Greensboro:

Section 1. That Sec. 20-66 of the Greensboro Code of Ordinances is hereby amended to read as follows:

No person shall sell, or offer for goods for sale, or solicit contributions for their own personal benefit or engage in any other form of commercial speech in the City of Greensboro unless such persons have previously registered therefore and obtained the panhandler privilege license required under section 13-31 and section ~~13-116~~ **13-102.1** of the Greensboro Code of Ordinances.

Section 2. That Section 20-67 (a) of the Greensboro Code of Ordinances is hereby amended to read as follows:

(a) Applications for panhandler privilege licenses from individuals under this article shall be submitted to the office of the city tax collector on forms provided by the office of the city tax collector. ~~Following the submission of the application there will be a reasonable period of time during which a background check shall be completed on the applicant.~~ **The applicant shall submit with the application a criminal background history obtained from the executive officer to the Chief of Police.** Thereafter, any panhandler privilege license issued shall be valid until the end of the fiscal year in which said license was issued or for such other period as may be specified on the license certificate or until information is discovered that causes the licensee, in the opinion of the tax collector, to become disqualified. In such instances of disqualification any panhandler privilege license having been issued shall be revoked by the tax collector.

Section 3. That Section 20-72(c) of the Greensboro Code of Ordinances is hereby amended to read as follows:

(c) A person is not eligible for a panhandler privilege license **or renewal of a panhandler privilege license** if within the most recent five-year period:

(1) The Tax Collector has received information **from the executive officer to the Chief of Police** that the person has two (2) or more violations of this chapter;

(2) **The Tax Collector has received information from the Executive Officer to the Chief of Police that** the person has been convicted of two (2) or more offenses under the law of any jurisdiction which involve aggressive or intimidating behavior while begging or soliciting alms, aggravated assault, communicating threats, any other types of personal injury crimes, or the making of false or misleading representations while begging or

soliciting alms. ~~Greensboro Police Department shall conduct a statewide criminal history check;~~ **the person has been convicted of any felony crime; or**

~~(3) The person has been charged with any felony crime; or~~

(4) **(3)** The person otherwise does not qualify for a privilege license in accordance with this chapter.

(d) The panhandler privilege license shall display the essential rules and regulations of this chapter. Such rules shall serve as a compliance guide for the licensee.

(e) Any person who makes any false or misleading statement while applying for a panhandler's privilege license under this chapter is guilty of a misdemeanor. Upon receipt of information of such a violation, the tax collector shall decline to issue a privilege license to the offending applicant or shall revoke the license of the offending licensee.

(f) If a person applies for or is issued a privilege license under this chapter and the tax collector receives information that the person has violated any provision of this chapter, the tax collector shall decline to issue or shall revoke, respectively, that person's privilege license for a period of two (2) years.

Section 4. That Section 20-73 of the Greensboro Code of Ordinances is hereby amended to read as follows:

"Any violation of this article shall be a misdemeanor and may be enforced by any one (1) or more of the remedies authorized by the provisions of G.S. § 14-4 or G.S. § 160A-175.

A police officer observing a violation of this article shall confiscate the panhandler privilege license and return it to the tax department. The licensee may appear before the Tax Collector and show cause, to the satisfaction of the Tax Collector, why the license should not be revoked."

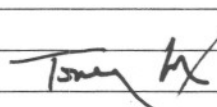
Section 5. That all laws and clauses of laws in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict. All other provisions of the Greensboro Code of Ordinances shall remain in full force and effect.

Section 6. That this Ordinance shall become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: BATTLEGROUND RAIL TRAIL – JONES & WEIKEL

| | | | |
|--------------|------------------------------------|-----------------------|---|
| Department: | Engineering & Inspections | Current Date: | May 22, 2006 |
| Contact 1: | Louise Schneider | Public Hearing: | N/A |
| Phone: | 373-2871 | Advertising Date: | N/A |
| Contact 2: | Tony Cox | Advertised By: | N/A |
| Phone: | 373-2679 | Authorized Signature: |  |
| Attachments: | Vicinity Map & Engineering Map 554 | | |

PURPOSE:

The Property Management section is in the process of acquiring a Permanent Trail Easement and Temporary Construction Easement for the Battleground Rail Trail Project. City Council approval is required to proceed with the acquisition.

BACKGROUND:

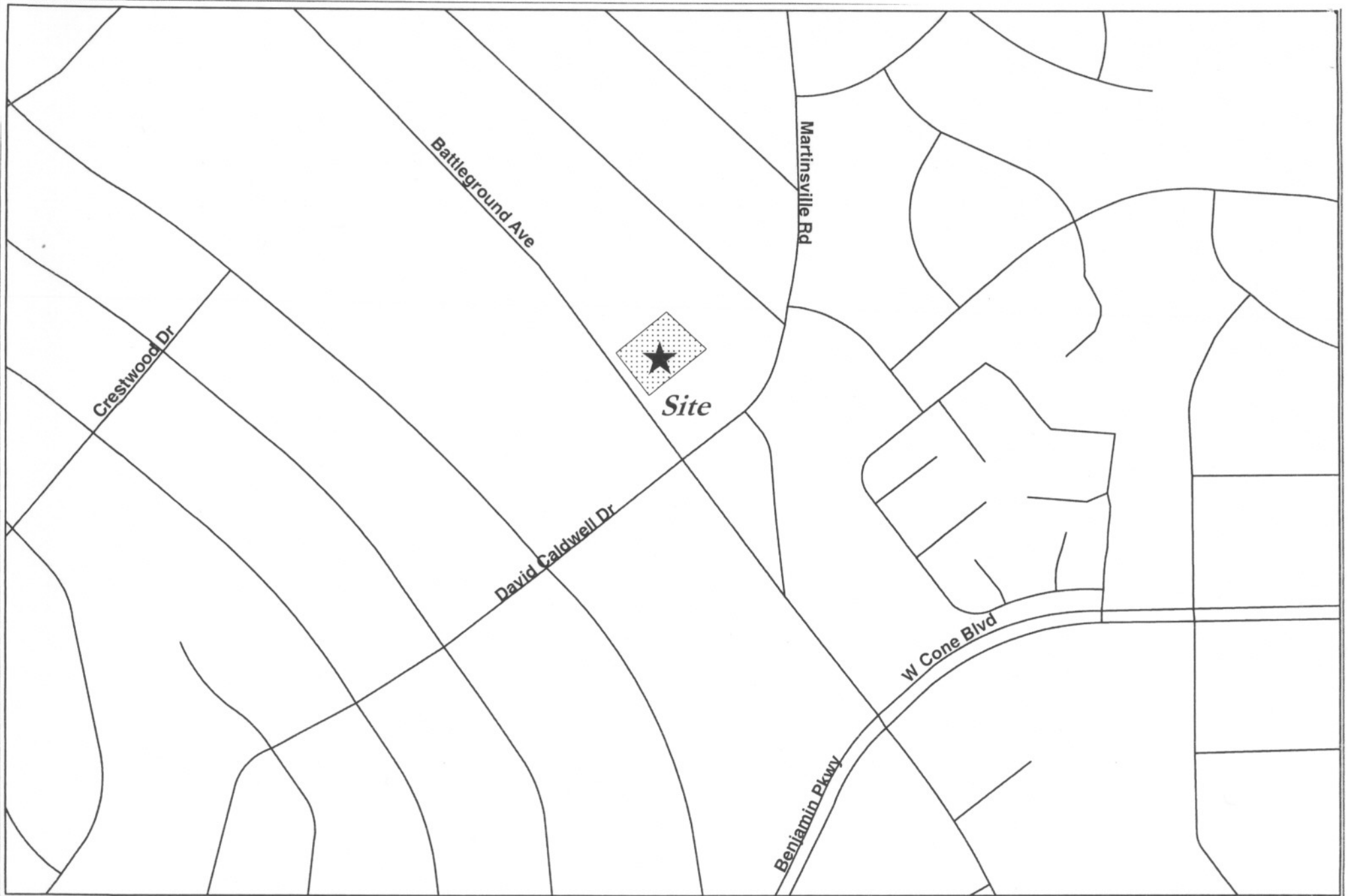
An independent appraiser was hired to evaluate the value of the Permanent Trail Easement and Temporary Construction Easement being purchased from Jones & Weikel and identified as follows: Tax Map 273-6-10, 2806 Battleground Avenue. The Permanent Trail Easement and Temporary Construction Easement appraised for \$31,528.01. Jones & Weikel has agreed to accept the appraised amount. Property Management is confident that the appraised amount of \$31,528.01 is a fair price and request approval by City Council.

BUDGET IMPACT:

Funding is available in Account # 441-6004-02.6012 Activity # 02042.

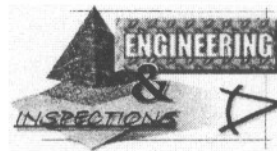
RECOMMENDATION / ACTION REQUESTED:

Property Management recommends that City Council approve the appraised amount of \$31,528.01 for the purchase of the needed Permanent Trail Easement and Temporary Construction Easement for the Battleground Rail Trail Project.



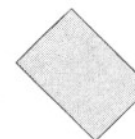
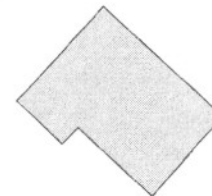
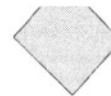
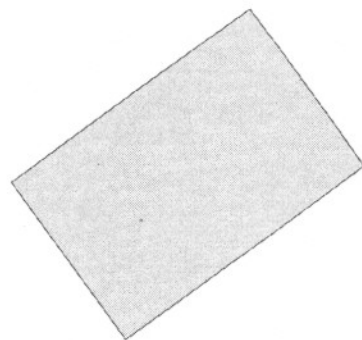
Vicinity Map for

Project: Battleground Rail Trail
Owner: Jones & Weikel
Address: 2806 Battleground Ave
Tax Map #: 273-6-10



Engineering Records Map 554

Compiled By: M. Milton
05-12-06

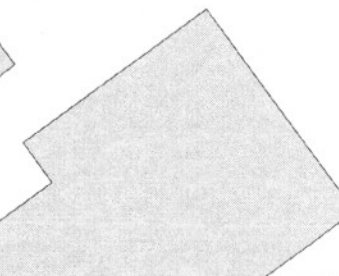
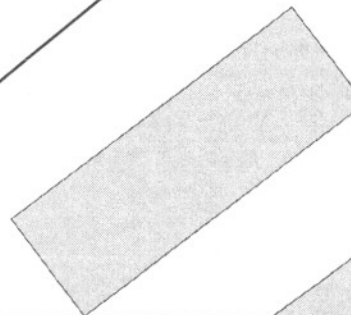


Area in PCE Tract 65W-A = 1601 Sq. Ft.

Area in TCE Tract 65W-B = 1076 Sq. Ft.

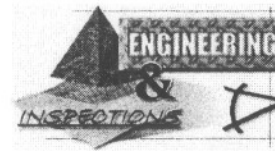
Jones & Weikel
A North Carolina Partnership
Tax Map #: 273-6-10

Battleground Ave



Engineering Records Map 554

Project: Battleground Rail Trail
Owner: Jones & Weikel
Address: 2806 Battleground Ave
Tax Map #: 273-6-10



Engineering Records Map 554

Compiled By: M. Milton
05-12-06

Council Date:
6/06/06

P-Number:
P03892



City of Greensboro
City Council
Agenda Item

TITLE: Billy "Crash" Craddock Bridge Replacement @ 16th Street - Contract 2004-003

| | | | |
|--------------|---------------------------|-----------------------|-------------------|
| Department: | Engineering & Inspections | Current Date: | 5/23/06 |
| Contact 1: | Donald Arant | Public Hearing: | N/A |
| Phone: | 336-373-2465 | Advertising Date: | N/A |
| Contact 2: | Jim Westmoreland (GDOT) | Advertised By: | N/A |
| Phone: | 336-373-2863 | Authorized Signature: | <i>Ted Kellan</i> |
| Attachments: | | | |

PURPOSE:

The contract bid for the rehabilitation and replacement of the Billy "Crash" Craddock Railroad Bridge on Sixteenth Street was previously awarded by City Council on March 21, 2006. After review by the NC Department of Transportation (NCDOT) and the Federal Highway Administration (FHWA), they have requested that the City re-bid the contract to include the Disadvantaged Business Enterprise (DBE) documents as required by the FHWA. In order to re-bid the contract, City Council needs to rescind the original resolution so that the new bid process can begin.

BACKGROUND:

This contract is for the replacement of the existing bridge which carries traffic over the Norfolk-Southern Rail line on Sixteenth Street. The bridge has been deemed "structurally deficient" by the NCDOT bridge rating standards and replacement is necessary. The bids have been reviewed by engineers in Engineering & Inspections as well as GDOT and the bids are in line with the engineer's estimate of \$2,811,820.80. The work also includes the abandonment of a water line owned by Cone Mills which runs along the south side of the bridge.

Due to 80% State and Federal funds being involved, the contract required NCDOT and FHWA approval once the City rendered a resolution approving the contract. Bids were opened on March 2, 2006 and the apparent lowest responsible bidder for the contract was Smith-Rowe, Inc. with a bid of \$2,981,681.15.

The contract was awarded on March 21, 2006 and submitted to the NCDOT for review and concurrence. The NCDOT denied their concurrence due to omission of the DBE guidelines. At a follow-up meeting with FHWA, FHWA also denied concurrence and requested that the City re-bid the contract and include their DBE guidelines and documentation. Guidelines and documentation consists of the DBE policy statement, goals set for the contract, listing of subcontractors (website address for listing), required information and good faith backup documentation, follow-up reporting procedures, and necessary forms for recording the bidding data.

BUDGET IMPACT: N/A

RECOMMENDATION / ACTION REQUESTED:

It is recommended by GDOT and Engineering & Inspections that City Council rescind the award of the contract for Billy "Crash" Craddock Bridge Replacement @ 16th Street, awarded by Council on March 21, to Smith-Rowe, Inc. in the bid amount of \$2,981,681.15.

Agenda Item: 20

14.

46-06

74-

RESOLUTION APPROVING BID AND AUTHORIZING EXECUTION OF CONTRACT NO. 2004-003 WITH SMITH-ROWE, INC. FOR THE BILLY "CRASH" CRADDOCK BRIDGE REPLACEMENT AT 16TH STREET

WHEREAS, after due notice, bids have been received for the rehabilitation and replacement of the Billy "Crash" Craddock Railroad Bridge on Sixteenth Street;

WHEREAS, Smith-Rowe, Inc., a responsible bidder, has submitted the low base and alternate bid in the total amount of \$2,981,681.15 as general contractor for Contract No. 2004-003, which bid, in the opinion of the City Council, is the best bid from the standpoint of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the bid hereinabove mentioned submitted by Smith-Rowe, Inc. is hereby accepted, and the Mayor and City Clerk are hereby authorized to execute on behalf of the City of Greensboro a proper contract to carry the proposal into effect, payment to be made in the amount of \$2,933,731.15 from Account No. 220-6051-01.6019 Activity #01021, and in the amount of \$47,950.00 from Account No. 220-6051-01.6015.

Approved as to form

SAM

City Attorney

The foregoing resolution was adopted by the City Council of the City of Greensboro, NC on

March 21, 20 *06*

[Signature]
City Clerk



City of Greensboro
City Council
Agenda Item

TITLE: Aqueous Ammonia and Lime System Improvements 2006-010 (*Chloramine Conversion*)

| | | | |
|---|-----------------------|-----------------------|---------|
| Department: | Water Resources | Current Date: | 5/25/06 |
| Contact 1: | Allan E. Williams, PE | Public Hearing: | N/A |
| Phone: | 373-2055 | Advertising Date: | N/A |
| Contact 2: | Kevin E. Eason, PE | Advertised By: | N/A |
| Phone: | 373-2895 | Authorized Signature: | |
| Attachments: A: Ordinance amending Water Resources Capital Reserve Fund | | | |

PURPOSE: The contract bids for Aqueous Ammonia and Lime System Improvements have been received. In order for the work to proceed on the contract, City Council approval is required.

BACKGROUND: Bids were opened on April 27, 2006 for the Aqueous Ammonia and Lime System Improvements. The work consists of modifications to the City's Mitchell Water Supply and Lake Townsend Water Supply facilities to convert the plants method of water disinfection from free chlorine to chloramination. This project is required in order for the City to comply with the upcoming Disinfection Byproducts Rule Stage II as issued by the EPA. The lowest responsible bidder for the project is Choate Construction Company with a bid of \$7,582,000.00. We received four other bids for the contract:

| | |
|------------------------------|-------------|
| Haren Construction Company | \$7,928,000 |
| Crowder Construction: | \$8,237,000 |
| State Utility Contractors | \$8,717,000 |
| English Construction Company | \$9,630,000 |

The contract is scheduled to begin on July 1, 2006 and is to be completed in 540 calendar days. The anticipated completion date is December 23, 2007. The engineer's estimate for the contract is \$7,384,000.

BUDGET IMPACT: The appropriation of \$5,259,278 in the Water Resources Capital Reserve Fund is required to provide sufficient funding for this project. The attached ordinance transferring funds from the Capital Reserve Fund to the Capital Improvements Fund in the amount of \$5,259,278 is submitted for City Council approval. Those funds plus \$2,322,722 previously set aside for this project will fund total project costs of \$7,582,000, to be budgeted in account no. 503-7002-01.6019 (Activity no. 05181).

RECOMMENDATION / ACTION REQUESTED:

It is recommended by the Water Resources Department that City Council approve the bid and award Contract 2006-10 for the Aqueous Ammonia and Lime System Improvements to Choate Construction Company for the bid amount of \$7,582,000.00 and approve the attached budget ordinance in the amount of \$5,259,278.

Agenda Item: **21,22**

ATTACHMENT A

ORDINANCE AMENDING THE FISCAL YEAR 2005-06 WATER RESOURCES CAPITAL RESERVE FUND BUDGET

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1

That the FY 2005-06 Water Resources Capital Reserve Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriations below be increased:

| <u>Account</u> | <u>Description</u> | <u>Amount</u> |
|------------------|--|---------------|
| 502-7001-01.6503 | Transfer to Water Resources Capital Improvement Fund – Chloramine Conversion Project | \$5,259,278 |

And, that this increase is to be financed by the following revenue:

| <u>Account</u> | <u>Description</u> | <u>Amount</u> |
|------------------|---------------------------|---------------|
| 502-7001-01.8900 | Appropriated Fund Balance | \$5,259,278 |

Section 2

That the Water Resources Capital Improvements Fund Budget of the City of Greensboro is hereby amended, as follows:

That the appropriations below be increased:

| <u>Account</u> | <u>Description</u> | <u>Amount</u> |
|------------------|-------------------------------|---------------|
| 503-7002-01.6019 | Chloramine Conversion Project | \$5,259,278 |

And, that this increase is to be financed by the following revenue:

| <u>Account</u> | <u>Description</u> | <u>Amount</u> |
|------------------|--|---------------|
| 503-7002-01.9502 | Transfer from the Water Resources Capital Reserve Fund | \$5,259,278 |

Section 3

And, that this ordinance should become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Motion to approve Greensboro/Guilford County Tourism Development Authority 2006-2007 Fiscal Year Budget

| | | | |
|--------------|--|-----------------------|--------|
| Department: | Executive | Current Date: | 5/2/06 |
| Contact 1: | Mitchell Johnson | Public Hearing: | |
| Phone: | 373-2002 | Advertising Date: | |
| Contact 2: | Rick Lusk | Advertised By: | |
| Phone: | 373-2077 | Authorized Signature: | |
| Attachments: | A) Correspondence B) Greensboro/Guilford County Tourism Development Authority Budget Ordinance C) Statement of Revenues and Expenditures | | |

PURPOSE:

The Greensboro/Guilford County Tourism Development Authority requires Council approval of their 2006-2007 Fiscal Year Budget.

BACKGROUND:

State legislation authorizes the City's collection of a 3% occupancy tax on all hotels and motels within the City. 80% of this revenue is used to fund Coliseum Complex capital projects and related debt service and certain marketing expenses, while 20% is allocated to the GCVB to market conventions, sporting and other tourism events. Council is requested annually to approve the GCVB Fiscal Year Budget.

BUDGET IMPACT:

None.

RECOMMENDATION / ACTION REQUESTED:

Council is requested to adopt a motion to approve the Greensboro/Guilford County Tourism Development Authority 2006-2007 Fiscal Year Budget.

Item Number: **23**

THE GREENSBORO/GUILFORD COUNTY TOURISM DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
2006-2007 BUDGET WORKSHEET
CITY OCCUPANCY TAX

| | | BUDGET-CITY |
|------|---|-----------------------|
| CODE | REVENUES: | |
| 1102 | OCCUPANCY TAX-CITY | <u>758,334.00</u> (1) |
| | TOTAL REVENUES | <u>758,334.00</u> |
| | EXPENDITURES: | |
| 0202 | BROCHURES, BOOKS, PUBLICATIONS | 91,396.00 |
| 0307 | ADVERTISING | 375,000.00 |
| 0308 | TRADE SHOWS | 30,000.00 |
| 0348 | PROMOTIONS | |
| | PROMOTIONS | 248,438.00 |
| | SPORTS MARKETING | <u>13,500.00</u> |
| | TOTAL EXPENDITURES | <u>758,334.00</u> |
| | EXCESS OF REVENUES OVER EXPENDITURES | 0.00 |
| | FUND BALANCE AT BEGINNING OF PERIOD | <u>0.00</u> |
| | FUND BALANCE AT END OF PERIOD | <u><u>0.00</u></u> |

(1) THE 2006-2007 BUDGETED OCCUPANCY TAX AMOUNT REFLECTS A
5% INCREASE FROM THE PROJECTED ACTUAL AMOUNTS COLLECTED
IN 2005-2006 FROM HOTELS IN THE GREENSBORO CITY LIMITS.

THE GREENSBORO/GUILFORD COUNTY TOURISM DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET WORKSHEET
2006-2007

| CODE | REVENUES | 80% OF RECEIPTS CONVENTION/TOURISM MARKETING (OPERATING BUDGET) | | | | SETRAC 20% OF RECEIPTS | | | | CITY CAPITAL 100% OF RECEIPTS GRAND TOTAL | | | |
|-------|---|--|-------------------|-----------------------|--------------|---------------------------|-------------------|-----------------------|-------------|---|-------------------|-----------------------|--------------|
| | | 2005-06 | | 2006-2007 | | 2005-06 | | 2006-2007 | | 2005-06 | | 2006-2007 | |
| | | BUDGET | AS OF 04-30-06 | PROJECTED 06-30-06 | BUDGET | BUDGET | AS OF 04-30-06 | PROJECTED 06-30-06 | BUDGET | BUDGET | AS OF 04-30-06 | PROJECTED 06-30-06 | BUDGET |
| 1101 | OCCUPANCY TAX-COUNTY | 2,385,273.00 | 1,789,791.48 | 2,488,916.32 | 2,613,362.00 | 170,000.00 | 170,000.00 | 170,000.00 | 170,000.00 | 426,318.00 | 277,447.88 | 452,229.08 | 483,341.00 |
| 1102 | OCCUPANCY TAX-CITY | 684,661.00 | 522,093.24 | 722,222.64 | 758,334.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9101 | INTEREST | 40,000.00 | 55,894.39 | 68,269.39 | 45,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9325 | SALES | 1,000.00 | 1,078.31 | 1,293.97 | 1,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9990 | MISCELLANEOUS | 3,600.00 | 19,870.97 | 24,120.98 | 20,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | TOTAL REVENUES | 3,114,534.00 | 2,386,728.40 | 3,304,823.32 | 3,437,696.00 | 170,000.00 | 170,000.00 | 170,000.00 | 170,000.00 | 426,318.00 | 277,447.88 | 452,229.08 | 483,341.00 |
| | EXPENDITURES | | | | | | | | | | | | |
| 0101 | REGULAR SALARIES | 908,070.00 | 709,589.54 | 861,048.38 | 978,716.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0102 | OVERTIME SALARIES | 1,118.00 | 351.59 | 421.91 | 1,108.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0103 | PARTTIME SALARIES | 22,750.00 | 42,091.03 | 50,218.29 | 22,750.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0107 | PARTTIME COMPENSATION-AGENCY | 24,500.00 | 36.13 | 36.00 | 7,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0110 | RETIREMENT | 48,573.00 | 37,069.51 | 44,787.03 | 51,242.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0111 | SOCIAL SECURITY | 71,293.00 | 55,141.39 | 69,744.18 | 76,897.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0112 | GROUP INSURANCE | 116,123.00 | 97,181.95 | 114,015.95 | 132,610.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0113 | WORKER'S COMPENSATION | 5,466.00 | 5,570.00 | 5,570.00 | 5,950.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0114 | UNEMPLOYMENT COMPENSATION | 2,400.00 | 0.00 | 0.00 | 2,400.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | OPERATING EXPENSES | 1,200,293.00 | 947,031.14 | 1,145,821.73 | 1,278,473.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0201A | PRINTING AND OFFICE SUPPLIES | 40,500.00 | 19,998.55 | 38,862.00 | 40,600.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0205A | FOOD AND PROVISIONS | 1,000.00 | 1,010.83 | 1,100.00 | 1,250.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0301A | PROFESSIONAL SERVICES | 68,237.00 | 43,861.01 | 52,974.00 | 55,610.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0304A | TELEPHONE | 24,170.00 | 19,133.02 | 24,033.00 | 21,135.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0305A | POSTAGE | 122,016.00 | 99,835.14 | 113,393.00 | 140,228.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0306A | TRAVEL | 3,500.00 | 2,362.33 | 2,506.00 | 5,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0309A | INSURANCE | 21,050.00 | 1,289.00 | 26,415.00 | 29,500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0310A | BUILDING MAINTENANCE | 1,780.00 | 704.19 | 1,214.00 | 1,750.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0312A | VEHICLE MAINTENANCE | 5,000.00 | 3,389.72 | 4,191.00 | 5,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0313A | EQUIPMENT MAINTENANCE | 14,963.00 | 15,785.64 | 17,404.00 | 20,079.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0314A | BUILDING RENTAL | 134,400.00 | 122,430.00 | 134,400.00 | 145,880.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0315A | EQUIPMENT RENTAL | 24,988.00 | 18,726.40 | 22,715.00 | 24,021.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0317A | DUES AND MEMBERSHIPS | 9,500.00 | 6,760.00 | 9,500.00 | 10,500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0319A | OUTSIDE DATA PROCESSING | 4,971.00 | 4,040.52 | 4,415.00 | 11,738.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0322A | EDUCATION AND TRAINING | 1,000.00 | 270.14 | 571.00 | 1,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0366A | RESERVE FOR CONTINGENCIES | 75,000.00 | 0.00 | 0.00 | 100,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0531A | OFFICE FURNITURE AND FIXTURES | 29,758.00 | 9,120.61 | 9,121.00 | 37,425.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | PROMOTIONAL EFFORT: | 581,833.00 | 368,517.10 | 463,364.00 | 650,716.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0201P | PRINTING AND OFFICE SUPPLIES | 28,700.00 | 18,758.13 | 22,512.00 | 19,050.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0202 | BROCHURES, BOOKS, PUBLICATIONS | 215,800.00 | 163,183.78 | 182,791.00 | 234,800.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0205P | FOOD AND PROVISIONS | 1,250.00 | 168.89 | 900.00 | 1,250.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0301P | PROFESSIONAL SERVICES | 102,500.00 | 96,642.30 | 103,300.00 | 176,500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| *0301 | PROFESSIONAL SERVICES-SETRAC | 0.00 | 0.00 | 0.00 | 0.00 | 252,135.00 | 91,382.48 | 96,232.48 | 220,000.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0302 | PROFESSIONAL SERVICES-PHOTOGRAPHY | 11,000.00 | 12,072.81 | 12,073.00 | 12,500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0306P | TRAVEL | 103,100.00 | 89,392.33 | 112,336.00 | 118,465.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0307 | ADVERTISING | 552,112.00 | 413,869.32 | 554,000.00 | 570,414.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0308 | TRADE SHOWS | 43,500.00 | 37,312.07 | 40,390.00 | 48,850.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0313P | EQUIPMENT MAINTENANCE | 3,300.00 | 1,327.83 | 2,500.00 | 3,312.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0317P | DUES AND MEMBERSHIPS | 15,000.00 | 12,785.00 | 16,710.00 | 18,690.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0319P | OUTSIDE DATA PROCESSING | 10,308.00 | 9,582.61 | 10,759.00 | 12,879.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0322P | EDUCATION AND TRAINING | 9,655.00 | 3,440.47 | 7,642.00 | 9,655.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0348 | PROMOTIONS | 598,980.00 | 411,251.52 | 561,500.00 | 637,200.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0369 | REMITTANCES TO CITY | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0531P | SALES FURNITURE AND FIXTURES | 21,500.00 | 0.00 | 0.00 | 52,575.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | TOTAL EXPENDITURES | 3,498,831.00 | 2,585,335.30 | 3,238,598.73 | 3,845,329.00 | 252,135.00 | 91,382.48 | 96,232.48 | 220,000.00 | 426,318.00 | 0.00 | 900,000.00 | 483,341.00 |
| | EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | (384,297.00) | (196,606.90) | 66,224.58 | (407,633.00) | (82,135.00) | 78,817.52 | 73,767.52 | (50,000.00) | 0.00 | 277,447.88 | (447,770.92) | 0.00 |
| | FUND BALANCE AT BEGINNING OF PERIOD | 867,464.36 | 867,464.36 | 867,464.36 | 923,688.94 | 109,480.88 | 109,480.88 | 109,480.88 | 183,248.40 | 1,073,381.18 | 1,073,381.18 | 1,073,381.18 | 625,610.26 |
| | FUND BALANCE AT END OF PERIOD | 483,167.36 | 670,857.46 | 933,688.94 | 526,055.94 | 27,345.88 | 188,098.40 | 183,248.40 | 133,248.40 | 1,073,381.18 | 1,350,829.06 | 625,610.26 | 625,610.26 |
| | FUND BALANCE AT END OF PERIOD MINIMUM UNRESERVED FUND BALANCE *2 | | 933,688.94 | | 183,248.40 | | 183,248.40 | | 183,248.40 | | 625,610.26 | | 1,742,547.80 |
| | RESERVED FOR STATE STATUTE *4 | | (153,813.16) | | (8,800.00) | | (8,800.00) | | (8,800.00) | | (15,333.54) | | (181,946.80) |
| | RESERVED FOR ENCUMBRANCES *5 | | (241,475.93) | | | | | | | | (45,482.41) | | (286,958.34) |
| | UNRESERVED-DESIGNATED FOR SUBSEQUENT YEAR'S EXPENDITURES *6 | | | | | | | | | | | | (112,000.00) |
| | UNDESIGNATED-UNRESERVED FUND BALANCE *7 | | | | | | | | | | | | |
| | | | | (407,633.00) | | | | (50,000.00) | | | | 0.00 | (457,633.00) |
| | | | 130,766.86 | | | | 12,448.40 | | | | 580,794.21 | | 704,009.47 |

*1 Per General Statute 159-13(b-3), a contingency appropriation shall not exceed 5% of the total appropriations in the same fund
\$100,000 or less than 5%.

*2 To maintain one-half month working capital, the General Fund minimum unreserved fund balance should be 4% of 2007 expenditures
Based on projected expenditures of \$4,548,670 that fund balance should be at least \$181,947.

*3 2006-2007 Occupancy Tax amounts reflect a 5% increase from the projected actual amounts collected in 2005-2006.

*4 Reserve for State Statute represents the amount of fund balance at June 30, 2006 which is not available for appropriation under
provisions of the North Carolina General Statutes.

*5 Reserve for Encumbrances - represents commitments for the expenditure of funds under outstanding purchase orders and contracts.

*6 Unreserved-Designated for subsequent year's expenditures-represents the amount of fund balance appropriated for the
budget year 2006-2007.

*7 Unreserved-Undesignated - represents the amount of fund balance which is available for future appropriations.

GREENSBORO/GUILFORD COUNTY TOURISM DEVELOPMENT AUTHORITY

**The Budget Ordinance
For the Fiscal Year Ended June 30, 2007**

An ordinance making appropriations for the operation of the Greensboro/Guilford County Tourism Development Authority for the fiscal year ended June 30, 2007.

Be it ordained by the Greensboro/Guilford County Tourism Development Authority Board this the day of June, 2006.

That for the Operation of the Authority for the fiscal year beginning July 1, 2006 and ending June 30, 2007, the following amount is hereby appropriated for the City occupancy tax in the General Fund:

| | |
|---|------------|
| Convention/Tourism Promotion (Operations) | \$ 758,334 |
|---|------------|

The above appropriation is hereby funded by the following revenue estimate:

| | |
|--------------------|------------|
| Occupancy Tax-City | \$ 758,334 |
|--------------------|------------|

This Ordinance is effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Resolution supporting the designation of the City of Greensboro as a 'Dear Sudan Campaign City'

| | |
|--------------------------|---|
| Department: City Council | Current Date: May 25, 2006 |
| Contact 1: | Public Hearing: |
| Phone: | Advertising Date: |
| Contact 2: | Advertised By: |
| Phone: | Authorized Signature: <i>Martha F. Cooper</i> |
| Attachments: Resolution | |

PURPOSE To designate the City of Greensboro as a 'Dear Sudan Campaign City'.

BACKGROUND Councilmember Johnson, at the request of Congregational United Church of Christ, has asked that Council provide the citizens of Greensboro a tangible way to respond to the starvation and suffering in the Darfur province in Sudan. By designating Greensboro as a 'Dear Sudan Campaign City' citizens will be able to make contributions to the refugees through Urban Ministries here in Greensboro. City Council voted to support this idea at the May 16, 2006 meeting.

BUDGET IMPACT None

RECOMMENDATION/ACTION REQUESTED City Council adopt the resolution supporting the designation of the City of Greensboro as a 'Dear Sudan Campaign City'.

RESOLUTION SUPPORTING THE DESIGNATION OF THE CITY OF
GREENSBORO AS A 'DEAR SUDAN CAMPAIGN CITY'

WHEREAS, the conflict in Sudan has killed hundreds of thousands and left 3.5 million refugees or Internally Displaced People (IDPs);

WHEREAS, governments of the world are calling the situation in the Darfur province of Sudan genocide, reminiscent of that witnessed in Rwanda;

WHEREAS, a group of concerned individuals and agencies have formed a Greensboro Dear Sudan campaign to respond in a tangible way to the starvation and suffering in the Darfur province of Sudan;

WHEREAS, only sixteen cents (\$.16) per day is needed to feed a Sudanese refugee;

WHEREAS, communities across the United States have formed Dear Sudan campaigns to raise funds to feed one Sudanese refugee for one day for each citizen in each of their communities.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF GREENSBORO:

1. That the citizens of Greensboro become a community of compassion and support the designation of the City of Greensboro as a 'Dear Sudan Campaign City'.
2. That contributions to the campaign be made out to CWS and sent to Greensboro Urban Ministry, with a notation that they are for the Greensboro Dear Sudan Campaign.



City of Greensboro
City Council
Agenda Item

TITLE: Authorization of General Obligation Bonds for November 7, 2006 Referendum

| | | | |
|--------------|---|-----------------------|--------------|
| Department: | Finance | Current Date: | May 26, 2006 |
| Contact 1: | Richard Lusk, Finance Director | Public Hearing: | |
| Phone: | 373-2077 | Advertising Date: | |
| Contact 2: | Marlene Druga, Deputy Finance Dir. | Advertised By: | |
| Phone: | 373-2077 | Authorized Signature: | |
| Attachments: | A: Resolution Making Certain Findings and Authorizing Filing of Application with Local Government Commission for the Authorization and Issuance of General Obligation Bonds | | |

PURPOSE: The City Council is required to make certain findings and initiate certain actions in order to authorize the issuance of General Obligation Bonds pursuant to a called voter referendum on November 7, 2006.

The first step in the authorization process involves the adoption of a resolution by the City Council on June 6, 2006, finding that 1) the bonds are necessary for the City, 2) the proposed principal amount of the bonds is adequate and not excessive, 3) the City's debt management procedures and policies are good and are managed in strict compliance with law, 4) any increase in taxes to service the bonds will not be excessive and 5) under current economic conditions, the bonds can be marketed at reasonable rates of interest. The resolution will also authorize the Finance Director to file an application for approval of the bonds with the Local Government Commission.

The second step will involve actions to be taken by City Council on June 20, 2006 to adopt bond orders for the issuance of General Obligation Bonds and to call for a public hearing on July 18, 2006. The third and final step requires the City Council to hold a public hearing and to vote on the calling of a voter referendum on the bonds.

BACKGROUND: The City Council has reviewed various capital project needs and has developed a prospective list of items to be included in a bond referendum in the amount of \$114,950,000, as summarized by purpose in the attached resolution.

BUDGET IMPACT: Any increase in property taxes necessary to service debt on the bonds is not expected to exceed 2.25 cents per \$100 assessed valuation.

RECOMMENDATION / ACTION REQUESTED: It is recommended by Legal and Finance that the City Council approve the attached resolution making certain findings related to the authorization and issuance of bonds of the City and filing of an application for said bonds with the Local Government Commission.

A regular meeting of the City Council of the City of Greensboro, North Carolina, was held in the City Council Chamber at the Melvin Municipal Office Building in Greensboro, North Carolina, the regular place of meeting, at 5:30 P.M., on Tuesday, June 6, 2006.

Present: Mayor Keith A. Holliday, presiding, and Councilmembers _____

Absent: _____

Also present: Mitchell E. Johnson, City Manager, Richard L. Lusk, Finance Director, Linda A. Miles, City Attorney, and Juanita F. Cooper, City Clerk.

* * * * *

Mayor Holliday introduced the following resolution, which was read by title and summarized by the City Manager, a copy thereof having been provided to each Councilmember prior to the meeting:

RESOLUTION MAKING CERTAIN FINDINGS RELATING TO THE AUTHORIZATION AND ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY OF GREENSBORO, NORTH CAROLINA, AUTHORIZING FINANCE DIRECTOR TO FILE APPLICATION FOR APPROVAL THEREOF WITH LOCAL GOVERNMENT COMMISSION AND RATIFYING TAKING OF OTHER ACTIONS

WHEREAS, the City Council of the City of Greensboro, North Carolina (the "City") is considering the authorization of \$24,500,000 Fire Station Bonds, \$5,200,000 Municipal Building Bonds, \$5,300,000 Greensboro Historical Museum Bonds, \$850,000 Neighborhood Redevelopment Bonds, \$8,600,000 Library Facilities Bonds, \$36,800,000 War Memorial Auditorium Bonds, \$9,000,000 Competitive Swimming Facility Bonds, \$5,000,000 Parks and Recreational Facilities Bonds, \$5,500,000 War Memorial Stadium Bonds, \$10,000,000 Economic Development Bonds, and \$5,000,000 International Civil Rights Museum Bonds of

the City (collectively, the "Bonds") for the purpose of financing needed public improvements; now, therefore,

BE IT DETERMINED AND RESOLVED by the City Council of the City of Greensboro:

Section 1. The City Council hereby finds and determines, in connection with authorizing the issuance of the Bonds, that (a) the issuance of the Bonds is necessary or expedient for the City, (b) the proposed principal amount of the Bonds is adequate and not excessive for the proposed purposes of such Bonds, (c) the City's debt management procedures and policies are good and are managed in strict compliance with law, (d) the increase, if any, in taxes necessary to service the Bonds will not exceed 2.25 cents per \$100 assessed valuation and (e) under current economic conditions, the Bonds can be marketed at reasonable rates of interest.

Section 2. The Finance Director is hereby authorized to file an application for approval of the Bonds with the Local Government Commission of North Carolina (the "LGC"), the action of the Finance Director in retaining Sidley Austin LLP and Law Offices of Steve Allen as Co-Bond Counsel is hereby ratified and confirmed, and the LGC is hereby requested to approve such Co-Bond Counsel.

Section 3. This resolution shall take effect immediately upon its passage.

Thereupon the City Attorney stated that she had approved as to form the foregoing resolution.

Upon motion of Councilmember _____, seconded by Councilmember _____, the foregoing resolution entitled: "RESOLUTION MAKING CERTAIN FINDINGS RELATING TO THE AUTHORIZATION AND ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY OF GREENSBORO, NORTH CAROLINA,

AUTHORIZING FINANCE DIRECTOR TO FILE APPLICATION FOR APPROVAL THEREOF WITH LOCAL GOVERNMENT COMMISSION AND RATIFYING TAKING OF OTHER ACTIONS” was passed by roll call vote as follows:

Ayes: Councilmembers _____

Noes: _____

The Mayor thereupon announced that the resolution entitled: “RESOLUTION MAKING CERTAIN FINDINGS RELATING TO THE AUTHORIZATION AND ISSUANCE OF GENERAL OBLIGATION BONDS OF THE CITY OF GREENSBORO, NORTH CAROLINA, AUTHORIZING FINANCE DIRECTOR TO FILE APPLICATION FOR APPROVAL THEREOF WITH LOCAL GOVERNMENT COMMISSION AND RATIFYING TAKING OF OTHER ACTIONS” had passed by a vote of ____ to ____.

* * * * *

I, Juanita F. Cooper, City Clerk of the City of Greensboro, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and correct copy of so much of the proceedings of the City Council of said City at a regular meeting held on June 6, 2006 as relates in any way to the passage of a resolution making certain findings required by the Local Government Commission of North Carolina and authorizing and ratifying certain actions taken and to be taken by the Finance Director.

I DO HEREBY FURTHER CERTIFY that a schedule of regular meetings of said City Council, stating that regular meetings of said City Council are held on the first and third Tuesdays of each month at 5:30 P.M., in the City Council Chamber at the Melvin Municipal Office Building, 300 West Washington Street, Greensboro, North Carolina, and, further, if any

such regular meeting day is a holiday, the meeting will not be held, has been on file in my office pursuant to G.S. §143-318.12 as of a date not less than seven days before said meeting.

WITNESS my hand and the corporate seal of said City, this ____ day of June, 2006.

City Clerk

(SEAL)

DISBURSEMENTS MADE BY THE CITY TREASURER

16-May-06

The following report covering voucher numbers 146553 through 148182 in the amount of \$23,608,162.03 is submitted for your information

Vouchers issued against approved contracts for service & construction projects

| | |
|--|--------------|
| Lawson Assoc. - professional services for software upgrade | \$ 36,001.11 |
| Aquatic Designs - replaster Grimsley Pool | 76,909.00 |
| Pro Concrete Construction - replacement of curb, gutter & sidewalks at Pomona Drive, Florida & Spring Garden Streets | 56,121.50 |
| Hendrix & Corriher Construction - garage addition at Hugh Medford Center | 135,907.97 |
| Larco Construction - round-a-bout construction at Lake Jeanette | 52,770.13 |
| Mustang Enterprises - general sidewalk improvements | 41,786.93 |
| Greenways, Inc. - professional services for bicycle, pedestrian & greenway master plan | 33,553.72 |
| McKim & Creed - professional services for Stormwater GIS project | 30,568.04 |
| Ecological Consultants - professional services for spring aquatic vegetation surveys at Lake Higgins, Townsend & Brandt | 12,075.00 |
| Lawson Assoc. - professional services for software upgrade | 20,361.25 |
| Brown & Caldwell - skylight replacement at Mitchell Plant | 14,000.00 |
| Hazen & Sawyer - professional services for master meter test | 17,080.00 |
| Yates Construction Co. - Twilla Acres sewer outfall & extension of Ranhurst Road | 289,806.10 |
| D&D Grading - grading services for Landfill from 6/27/05 to 2/10/06 | 1,426,860.00 |
| Steel Performance, Inc. - roof modifications for Coliseum | 38,000.00 |
| SCS Field Services - professional services for closed LCID gas system at Landfill | 34,308.91 |
| Withers & Ravenel - professional services for Greensboro Sewer GPS | 21,955.63 |
| Bryan Park Golf, LLC - 2nd installment, 2nd term per contract | 31,250.00 |
| Clear View Strategies - consulting services for marketing services plan for Transportation Dept. | 26,924.64 |
| Williams Steel Co. - framing steel for Coliseum roof upgrade | 11,773.21 |
| Black & Veatch - design services for Lake Townsend electrical project | 49,924.50 |
| Crest Construction Services - renovations for Guilford Metro 911 Center | 102,183.39 |
| HDR Engineering - design services for Solid Waste Transfer Station | 25,158.71 |
| Laughlin-Sutton Construction - general contractor for Solid Waste Transfer Station | 305,076.55 |
| McKim & Creed - professional services for Stormwater GIS project | 12,319.92 |
| Camp, Dresser & McKee - water reclamation facilities nutrient removal | 83,700.00 |

| | | |
|--|----|------------|
| Kenneth R. Greene Utility Contractor - sanitary sewer rehab project | \$ | 263,893.99 |
| Jimmy R. Lynch & Sons Inc. - Bledsoe Drive force main improvements | | 46,650.24 |
| Jimmy R. Lynch & Sons Inc. - Summit Avenue outfall - annexation | | 324,658.66 |
| M&M Builders - equipment service building for Hugh Medford Service Center | | 10,097.42 |
| Hazen & Sawyer - design services for Randleman Dam feeder main | | 33,817.40 |
| Lanier Construction Co. - general sidewalk improvements | | 130,823.04 |
| Sharpe Brothers Grading - Franklin Boulevard roadway & sidewalk project | | 219,827.33 |
| Stantec Consulting Services - professional services for Battleground Avenue project planning study | | 17,872.15 |
| Triangle Grading & Paving - Greene Street improvements | | 38,371.17 |
| Triangle Grading & Paving - Burnt Poplar roadway improvements | | 65,352.36 |

Vouchers issued against approved contracts for equipment, supplies & items purchased by Council approval

| | |
|--|------------|
| Baker & Taylor Co. - books | 15,344.51 |
| Tournament Hosts - hosting services for ACC Tournament | 162,738.97 |
| Attayek Services - landscape services | 30,754.45 |
| Hinsilblon Ltd. - installation of vapor tanks at Osborne Plant | 50,050.00 |
| Kyle's Friendly Service - unleaded & diesel fuel | 21,878.58 |
| Baker & Taylor Co. - books | 18,556.03 |
| Bell South - phone service | 12,902.23 |
| Clinard Oil Co. - unleaded & diesel fuel | 36,375.00 |
| Cunningham Assoc. - play unit for Parks & Recreation | 12,538.08 |
| Foster Lake & Pond Management - fish for Hester Park | 15,498.95 |
| Gate City Lincoln Mercury - purchase of vehicles | 27,576.00 |
| City of High Point - expenses for HOME program | 20,000.00 |
| Greensboro Chamber of Commerce - 3rd quarter contribution for Economic Development Partnership | 50,000.00 |
| Greensboro Plumbing Supply - power sensor for Engineering Dept. | 18,337.66 |
| Hersey Meters Co. - water meters | 28,778.40 |
| Murray Enterprises - installation of traffic loop detectors | 19,370.48 |
| Baker & Taylor Co. - books | 22,084.62 |
| Ecoflo - household hazardous waste program | 52,379.38 |
| Moses Cone Hospital - medical services for "in custody" suspects | 13,062.14 |
| Stockhausen - chemicals | 35,179.03 |
| Gateco Oil Co. - unleaded & diesel fuel | 29,641.37 |
| In-Water Services - valve replacement & modifications for lake drain | 23,300.00 |
| Brenntag Southeast - chemicals | 16,469.44 |
| Johnson Controls - mechanical maintenance for Coliseum | 31,700.00 |
| Greensboro Machine - pit covers for Water Resources | 12,108.35 |
| Precision Wall - partitions & ceiling tile for various renovations | 17,480.00 |
| Lutheran Family Services - expenses for Katrina evacuees | 14,857.71 |
| Element K - computer software licenses | 10,536.00 |

| | |
|---|--------------|
| Hersey Meters Co. - water meters | \$ 22,950.99 |
| Potter Oil - bio diesel fuel | 47,087.99 |
| Storr Office Environments - office furniture | 29,662.88 |
| Calciquest - chemicals | 11,219.70 |
| Guilford County - expenses for watershed bonds | 142,853.13 |
| Guilford County - EMS services | 42,382.50 |
| Kemiron Co. - chemicals | 14,600.64 |
| Arrington Police - ammunition | 11,170.80 |
| Gateco Oil Co. - unleaded & diesel fuel | 19,579.00 |
| Kyle's Friendly Service - unleaded & diesel fuel | 93,185.46 |
| ATC Vancom - contracted transportation services | 804,522.10 |
| Freeman Ford - purchase of vehicle | 19,156.00 |
| Monticello Auto Wholesalers - purchase of vehicles | 37,800.00 |
| Pro San Maintenance Supply - scrubber for Sportsplex | 10,582.30 |
| Transource - refuse trucks | 282,161.96 |
| Clinard Oil Co. - unleaded & diesel fuel | 35,566.11 |
| Baker & Taylor Co. - books | 16,914.90 |
| Banc of America Securities - remarketing agent fees | 18,141.35 |
| Kyle's Friendly Service - unleaded & diesel fuel | 43,915.93 |
| RGA, Inc. - conflict monitor tester for Water Resources | 11,582.75 |
| RTM Sales Co. - 10 ton bridge crane system for Equipment Services | 44,655.00 |
| SHI - computer software for Engineering Dept. | 13,303.52 |
| Snider Tire - tires | 11,336.17 |
| Bryan-Kelly Business General Inc. - training, placement & retention services for WIA program | 12,143.00 |
| City of Burlington - expenses for HOME program | 34,807.00 |
| Greensboro Housing Authority - Willow Oaks funding agreement | 10,736.01 |
| Greensboro Housing Authority - tenant based rental assistance program | 21,102.60 |
| Habitat for Humanity - Operation Infill program | 11,412.40 |
| Tech Skills, LLC - expenses for WIA students | 12,685.00 |
| The Firm at Fisher Park - purchase cost of 1600 MLK Jr. Drive for Arlington Park project | 65,890.00 |
| The Training Center - expenses for WIA students | 16,000.00 |
| Industrial Power - bearings & mechanical seals for North Buffalo Plant | 10,087.48 |
| Landford Protective Services - security services | 56,566.62 |
| Matlack Sales - curbing material & reflectors for Transportation Dept. | 12,891.18 |
| Potter Oil - bio diesel fuel | 49,700.91 |
| MBNA America Delaware - procurement card charges | 430,607.16 |
| Postmaster - bulk mail expenses | 20,000.00 |
| Thompson-Arthur Paving Co. - asphalt | 22,389.10 |
| Marcellus Janitorial Service - janitorial services | 16,281.00 |
| Morehead City Ford - purchase of vehicle | 17,847.00 |
| Greensboro Housing Development Partnership - rehab loan agreement for 712 Broad Avenue | 47,691.00 |

| | | |
|--|----|------------|
| Gateco Oil Co. - diesel fuel | \$ | 15,728.37 |
| Mayer Electric Supply Co. - combo starters & electrical supplies | | 12,962.74 |
| Snider Tire - tires | | 11,166.74 |
| FCR, Inc. - expenses for recycling program | | 79,189.55 |
| Freeman Ford - purchase of vehicle | | 15,627.60 |
| Monticello Auto Wholesalers - purchase of vehicle | | 12,900.00 |
| Terry Labonte Chevrolet - purchase of vehicle | | 19,950.00 |
| United States Pipe & Foundry - valves for Water Resources | | 15,288.00 |
| Baker & Taylor Co. - books | | 32,715.39 |
| Gate City Lincoln Mercury - parts | | 11,081.58 |
| Green Ford - purchase of vehicle | | 16,683.00 |
| Potter Oil - bio diesel fuel | | 33,193.66 |
| Snider Tire - tires | | 21,256.99 |
| Terry Labonte Chevrolet - purchase of vehicles | | 135,690.00 |
| US Filter - bioxide | | 13,939.63 |

Vouchers issued against budget for payroll & fringe benefits

| | |
|---|--------------|
| Wachovia - gross Coliseum payroll expense for period ended 04/23/06 | 17,998.29 |
| Wachovia - gross payroll expense for payroll ended 04/30/06 | 5,502,589.09 |
| Internal Revenue Service - FICA expense for payroll ended 04/30/06 | 269,278.65 |
| NC Local Governmental Employees Retirement System - pension expense for payroll ended 04/30/06 | 313,642.83 |
| United Health Care - medical insurance premium for April | 173,479.00 |
| City of Greensboro - dental insurance premium for April | 23,047.50 |
| Wachovia - gross payroll expense for payroll ended 04/30/06 | 23,849.00 |
| Wachovia - gross Coliseum payroll expense for period ended 04/30/06 | 11,545.47 |
| Wachovia - gross Coliseum payroll expense for period ended 05/07/06 | 23,056.11 |
| Wachovia - gross payroll expense for payroll ended 05/15/06 | 5,301,848.49 |
| Internal Revenue Service - FICA expense for payroll ended 05/15/06 | 261,495.89 |
| NC Local Governmental Employees Retirement System - pension expense for payroll ended 05/15/06 | 300,205.92 |
| United Health Care - medical insurance premium for May | 172,570.50 |
| City of Greensboro - dental insurance premium for May | 23,620.50 |
| Standard Insurance Co. - life insurance premiums | 150,777.27 |

Vouchers issued against approved resolutions & real estate purchases

| | |
|---|------------|
| Numa W., Jr. & Carolyn W. Cobb - purchase of right of way & easements for New Garden Road widening project | 189,620.00 |
| Koury Corp. - purchase of fee simple, right of way & easements for Pisgah Church Road sidewalk project | 16,908.00 |
| James E. & Patsy Reittinger - purchase of right of way, permanent slope & temporary construction easements for New Garden Road project | 14,968.00 |

| | | |
|--|----|------------|
| Robert J. & Betty B. Echerd - purchase of right of way & easements for New Garden Road widening project | \$ | 103,792.00 |
|--|----|------------|

Vouchers issued against budget authorization not under contract

| | |
|--|------------|
| City of Burlington - purchase of water | 145,420.60 |
| Duke Power Co. - utilities | 17,494.60 |
| Duke Power Co. - utilities | 55,456.49 |
| Sprint Carolina Telephone - phone service | 14,176.95 |
| Winston-Salem/Forsyth County - purchase of water | 10,393.17 |
| Bell South - phone service | 17,108.22 |
| Duke Power Co. - utilities | 12,925.47 |
| Duke Power Co. - utilities | 16,229.94 |
| Duke Power Co. - utilities | 106,439.87 |
| City of Reidsville - purchase of water | 120,264.80 |
| City of Greensboro - water & sewer utilities | 52,948.62 |
| Duke Power Co. - utilities | 35,475.62 |
| Piedmont Natural Gas - utilities for Coliseum Auditorium | 10,535.49 |
| Duke Power Co. - utilities | 18,406.24 |
| Duke Power Co. - utilities | 119,570.65 |

| | | |
|---------------------------------------|-----------|-----------------------------|
| Page Totals | \$ | 21,704,918.48 |
| Vouchers less than \$10,000.00 | | 1,903,243.55 |
| Total Issued | | <u>23,608,162.03</u> |